

RENOVATION OF CABOT APARTMENTS

DETROIT

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MECHANICAL / ELECTRICAL ENGINEER

KTS ENGINEERING GROUP
491 E. WRIGHT AVENUE
SHEPERD, MICHIGAN 48883
989.567.1100

INTERIOR DESIGNER

INNERSPACE DESIGN, INC.
2425 W. STADIUM BLVD.
ANN ARBOR, MI 48103
734.662.1133

DEVELOPMENT TEAM

OWNER

TRICE DEVELOPMENT, LLC
13725 DEXTER AVENUE
DETROIT, MICHIGAN 48238

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
550 NINE MILE ROAD
FERNDAL, MICHIGAN 48220
248.543.4100

CIVIL ENGINEER

ZEIMET WOZNAK AND ASSOCIATES
55800 GRAND RIVER, SUITE 100
NEW HUDSON, MICHIGAN 48165
248.437.5099

STRUCTURAL ENGINEER

CARNAGHI STRUCTURAL CONSULTING
16950 19 MILE ROAD
CLINTON TOWNSHIP, MICHIGAN 48038
586.277.0700

GENERAL CONTRACTOR

G. FISHER CONSTRUCTION
31313 NORTHWESTERN HWY #206
FARMINGTON HILLS, MI 48334
248.855.3500

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

MSHDA # N23004

SIGNATURE BLOCK

SIGNATURE	INITIALS	DATE
OWNER		
ARCHITECT		
GENERAL CONTRACTOR		
SURETY COMPANY		



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ARCHITECTS AND PLANNERS

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MICHIGAN

SUMMARY TABLE

SITE DATA

SITE AREA	24,379 SF/ .55 ACRES	
ZONING	R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)	
EXISTING	R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)	
PROPOSED	R-5 (MEDIUM FAMILY RESIDENTIAL DISTRICT)	
BUILDING SETBACKS	REQUIRED	EXISTING
FRONT	20'	23 FT
SIDES (NORTH/SOUTH)	20'	30 FT
REAR	30'	2 FT
SITE DENSITY (EXISTING)	152 UNITS/ACRE	
MINIMUM LOT WIDTH	70 L.F.	210 FT
MINIMUM LOT SIZE	24,379 SF	

BUILDING DATA

GROSS BUILDING AREA	
1ST FLOOR	14,645 S.F.
2ND FLOOR	14,645 S.F.
3RD FLOOR	14,645 S.F.
4TH FLOOR	14,645 S.F.
5TH FLOOR	14,645 S.F.
TOTAL GROSS AREA	73,225 S.F.

CODE DATA

BUILDING CODE:	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2021	
USE GROUP:	R-2	
CONSTRUCTION TYPE:	MICHIGAN BUILDING CODE NFPA 220	IIIB III (2.0.0)

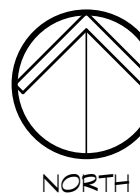
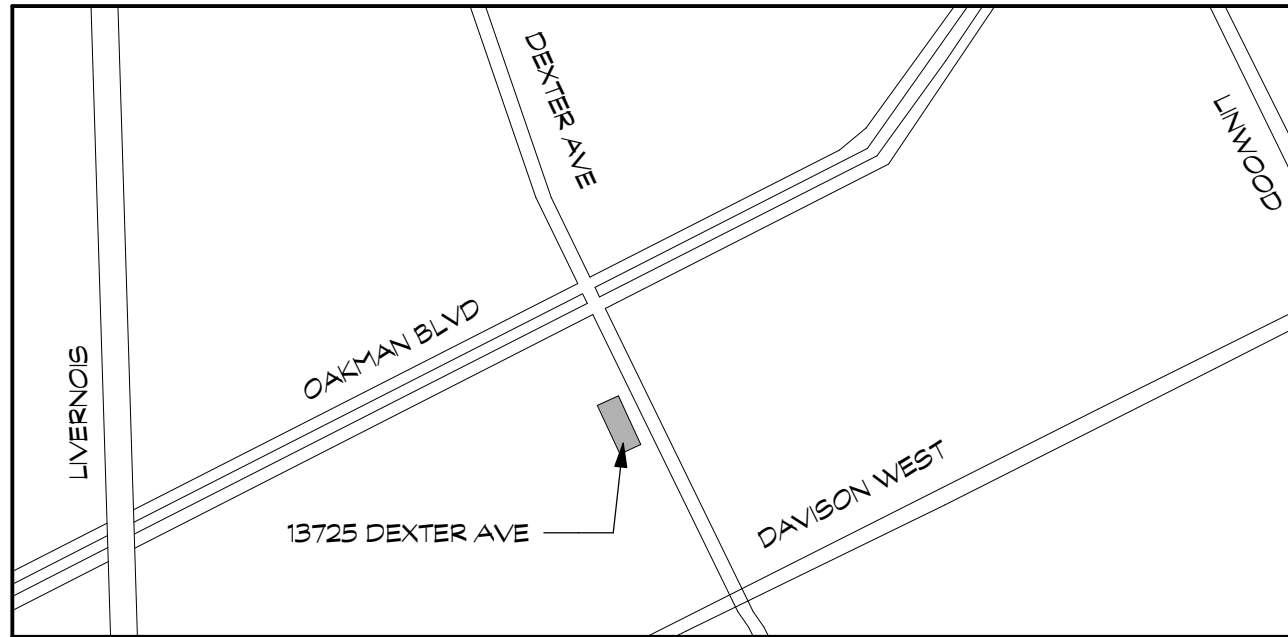
UNIT DATA

UNIT VARIATIONS:	GROSS AREA	1ST	2ND	3RD	4TH	5TH	TOTAL
UNIT A.1 ONE BEDROOM	518 SF	1	0	0	0	0	1
UNIT A.2 ONE BEDROOM	503 SF	2	2	2	2	2	10
UNIT A.3 ONE BEDROOM	518 SF	1	1	1	1	1	5
UNIT A.4 ONE BEDROOM	535 SF	1	1	1	1	1	5
UNIT A.5 ONE BEDROOM	670 SF	1	0	0	0	0	1
UNIT A.6 ONE BEDROOM	489 SF	0	1	1	1	1	4
UNIT A.7 ONE BEDROOM	488 SF	0	1	1	1	1	4
UNIT A.8 ONE BEDROOM	520 SF	0	2	2	2	2	8
UNIT A.9 ONE BEDROOM	566 SF	1	1	1	1	0	4
UNIT A.10 ONE BEDROOM	543 SF	0	0	2	2	2	6
UNIT A.11 ONE BEDROOM	549 SF	0	0	0	0	1	1
UNIT APH ONE BEDROOM	670 SF	0	1	1	1	1	4
UNIT B.1 TWO BEDROOM	794 SF	0	1	1	0	0	2
UNIT B.2 TWO BEDROOM	677 SF	2	2	2	2	2	10
UNIT B.3 TWO BEDROOM	630 SF	1	1	1	1	1	5
UNIT B.4 TWO BEDROOM	796 SF	1	0	0	0	0	1
UNIT BPH TWO BEDROOM	1028 SF	0	1	1	1	1	4
UNIT S.1 STUDIO	350 SF	0	1	1	1	1	4
UNIT S.2 STUDIO	375 SF	0	0	0	1	1	2
UNIT S.3 STUDIO	392 SF	0	0	0	1	1	2
UNIT SPH STUDIO	412 SF	1	0	0	0	0	1
TOTAL							84

ACCESSIBLE UNIT SCHEDULE (TYPE A UNITS)	REQUIRED	PROVIDED
UNITS (10% OF TOTAL - 9 UNITS)		
ONE BEDROOM (APH)	4	4
TWO BEDROOM (BPH)	4	4
STUDIO (SPH)	1	1
VISUALLY & HEARING IMPAIRED (ONE BEDROOM - APH -APT# 218)	1	1
VISUALLY & HEARING IMPAIRED (TWO BEDROOM - BPH -APT# 217)	1	1

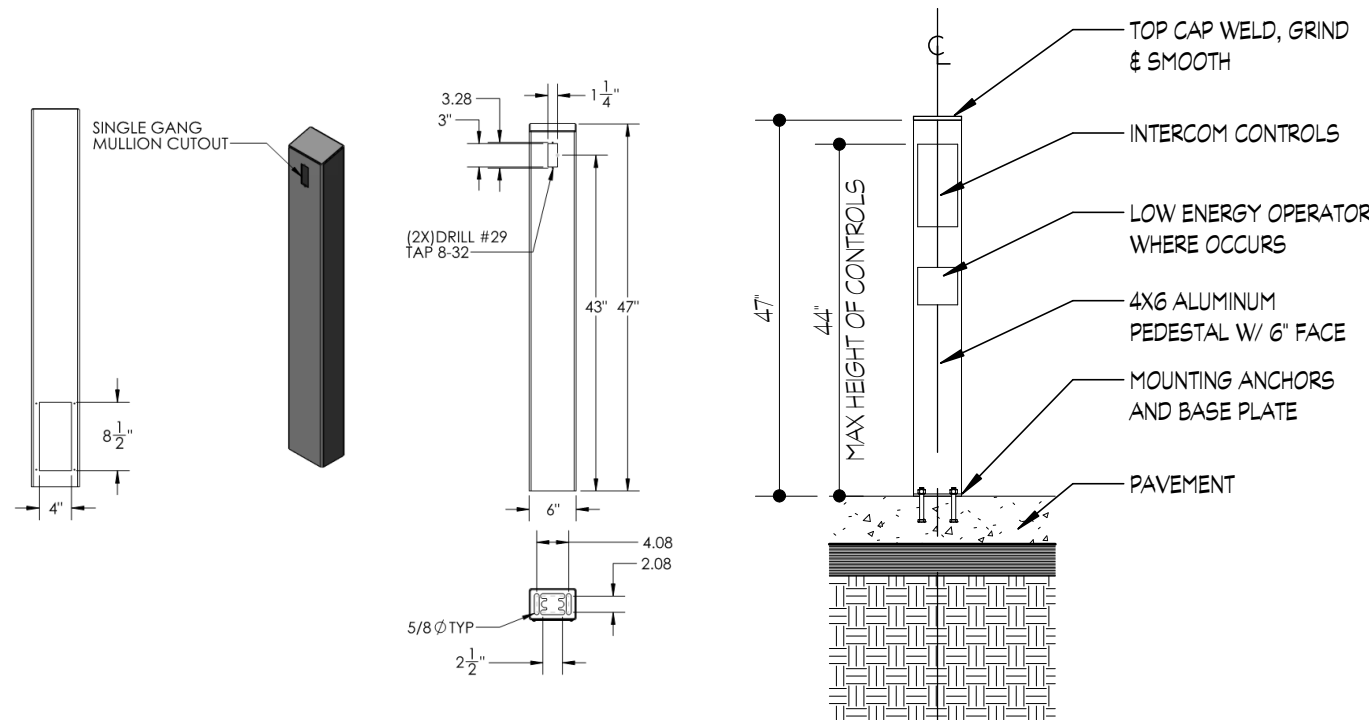
UNIT MIX

	S	1B	2B
FIRST FLOOR	1	7	4
SECOND FLOOR	1	10	5
THIRD FLOOR	1	12	5
FOURTH FLOOR	3	12	4
FIFTH FLOOR	3	12	4
	9	53	22



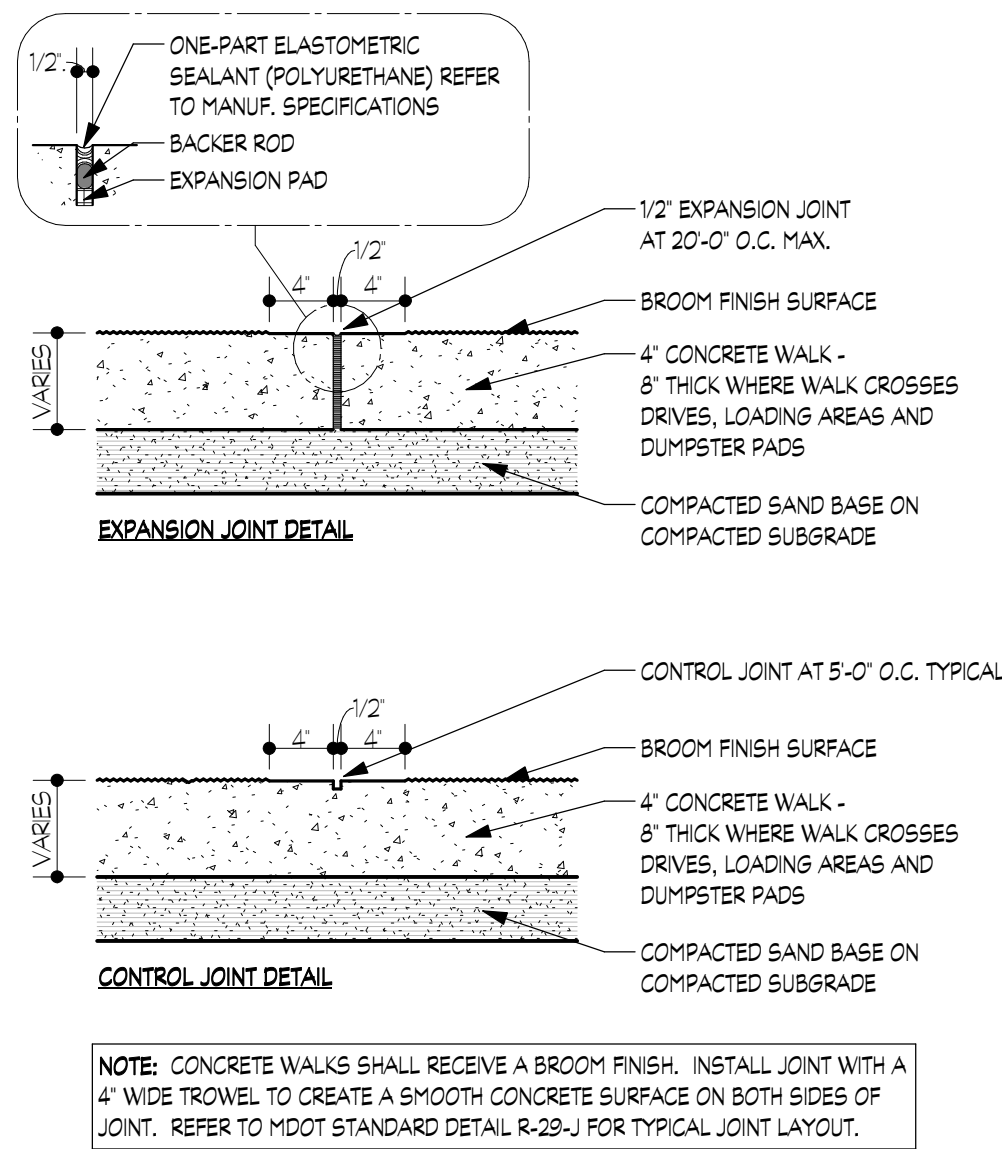
SITE LOCATION MAP

NOT TO SCALE



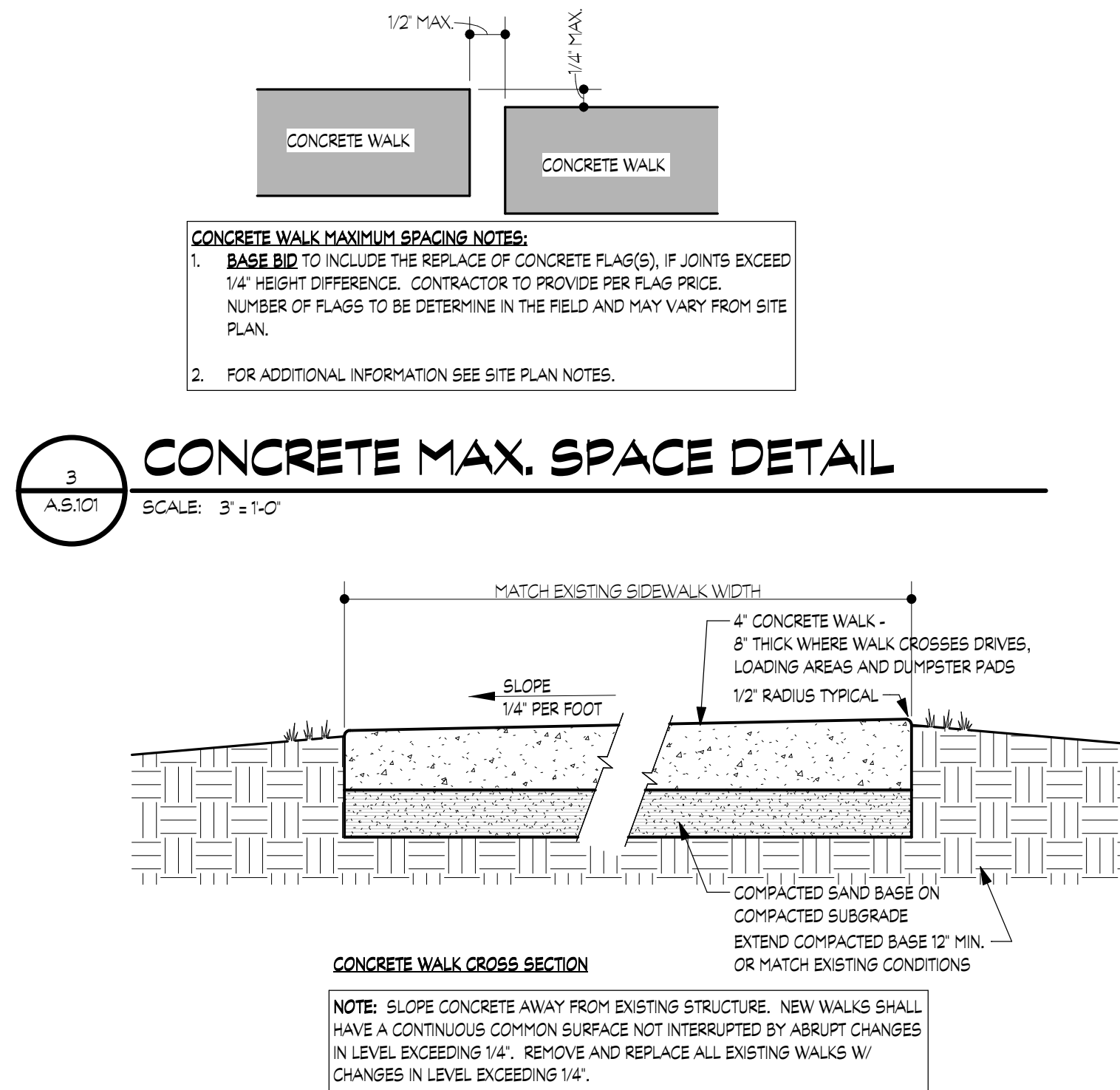
5
A.S.101
SCALE: 1/2" = 1'-0"

INTERCOM ENTRY STATION



4
A.S.101
SCALE: 1" = 1'-0"

CONCRETE WALK DETAIL



2
A.S.101
SCALE: 1" = 1'-0"

CONCRETE CROSSWALK DETAIL

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GENERAL SITE PLAN NOTES:

- INSPECT, CLEAN, AND REPAIR ALL EXISTING CATCH BASINS AND STORM SEWERS TO REMAIN.
- REPAIR ALL DAMAGED IRRIGATION SYSTEM COMPONENTS, DUE TO CONSTRUCTION.
- ALL TRAFFIC CONTROL & PAVING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH CURRENT MICHIGAN MUTCD STANDARDS.
- REMOVE ALL SATELLITE DISHES (INCLUDING FOUNDATIONS), CABLES, MISCELLANEOUS ITEMS THAT ARE EXPOSED, NOT CONNECTED OR ABANDONED, TYPICAL FOR ALL EXTERIOR UNIT BUILDINGS. COORDINATE WITH OWNERS .
- REPAIR AND RESTORE LAWN AREAS AROUND ALL REPAIRED SIDEWALKS AND AT THE NEW SIDE ENTRY.

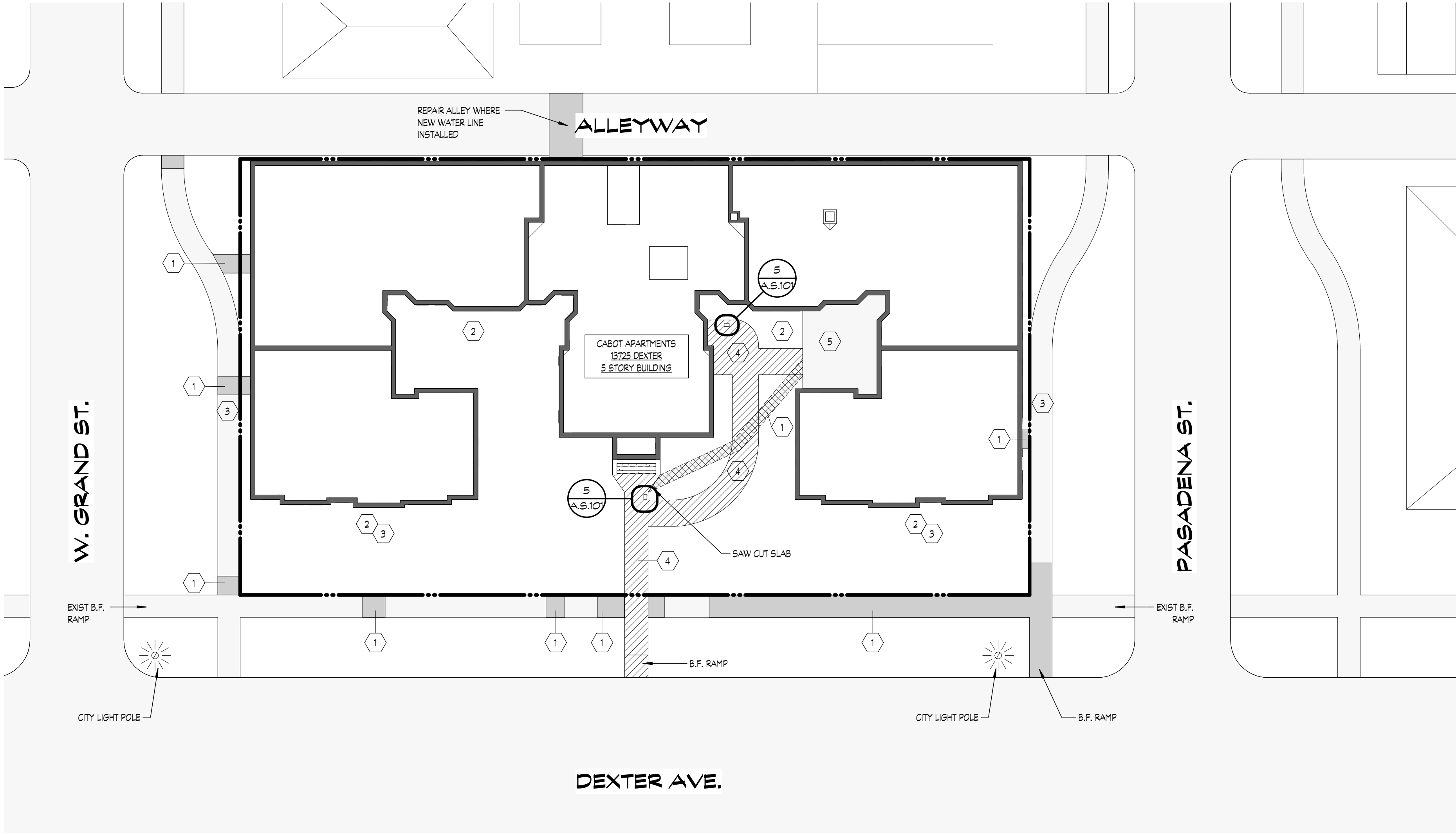
GENERAL LAYOUT NOTES:

- INSTALL 1/2" EXPANSION JOINT WHERE CONCRETE WALKS MEET BUILDING PORCHES, TYPICAL.
- INSTALL 1/2" EXPANSION JOINT WHERE CONCRETE WALKS MEET CURBS, TYPICAL.
- EXPANSION JOINTS IN CONCRETE SIDEWALKS:
 - 6' WD. SIDEWALK - 18' O.C. TYP.
 - 4' WD. SIDEWALK - 20' O.C. TYP.
 - 3' WD. SIDEWALK - 18' O.C. TYP.
- CONTROL JOINTS IN CONCRETE SIDEWALKS:
 - 7' WD. SIDEWALK - 7' X 6" PANEL
 - 5' WD. SIDEWALK - 5' X 5" PANEL (IF APPLICABLE)
 - 4' WD. SIDEWALK - 4' X 4" PANEL
 - 3' WD. SIDEWALK - 3' X 3" PANEL
- ALL RADI ON CONCRETE SIDEWALKS TO BE 5' R, UNLESS OTHERWISE NOTED.
- ALL ANGLES ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALKS TO MEET ENTRIES, PORCHES AND ACCESSIBLE PARKING ACCESS ASLES FLUSH (NO STEP) UNLESS OTHERWISE NOTED.
- ALL EXTERIOR DOORS WHICH ARE ACCESSIBLE BUILDING ENTRANCES ARE TO HAVE AN EXTERIOR LANDING THE WIDTH OF THE DOOR - 18" x 5'-0" LONG MINIMUM, SLOPED AT A MAXIMUM OF 2%.
- SEE CIVIL DRAWINGS FOR ALL SITE DEMOLITION OF EXISTING BUILDING AND ALL ASSOCIATED DEMOLITION, REROUTING AND CAPPING OF EXISTING UTILITIES.

SITE DEMOLITION PLAN NOTES:

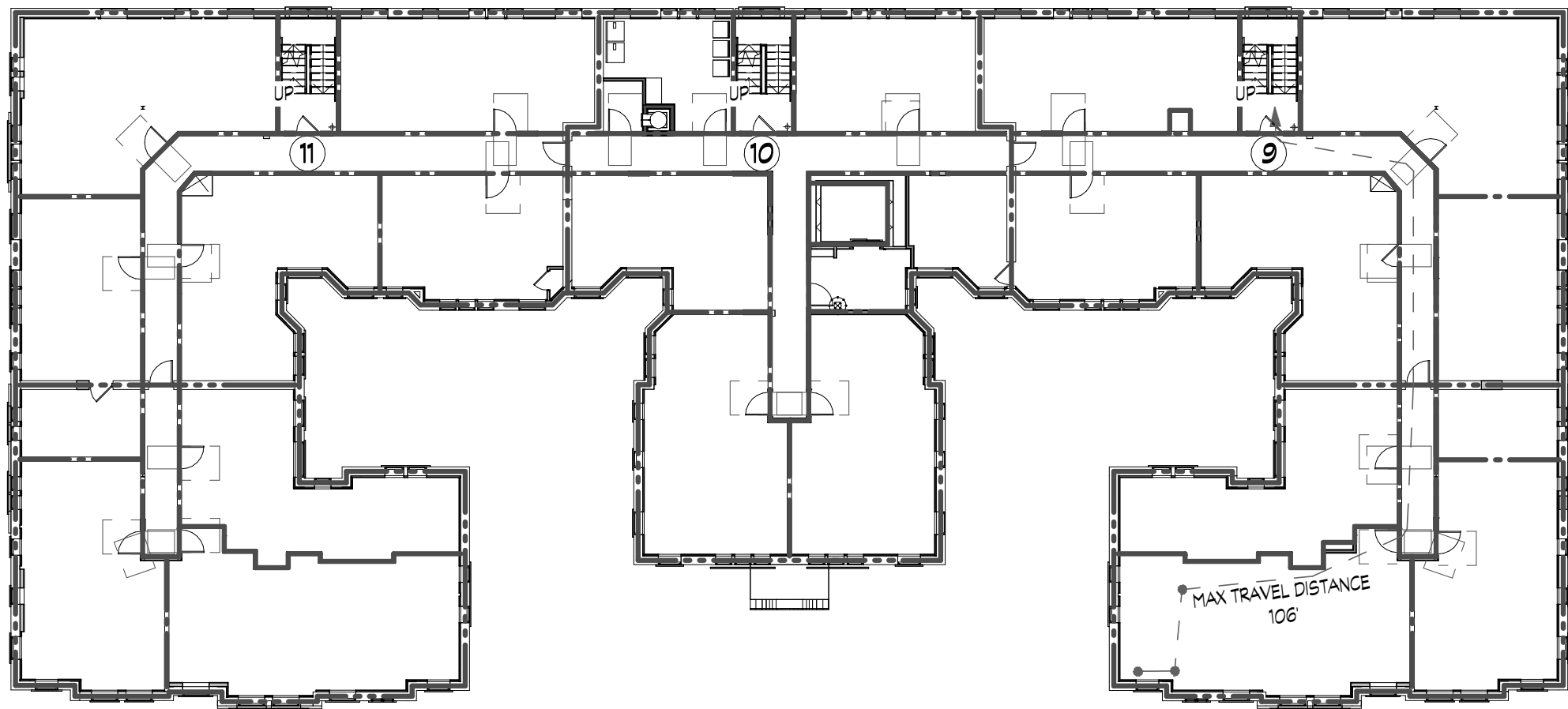
- PAVING IMPROVEMENT: REMOVE EXISTING SIDE WALKS AND HARDSCAPE.
- REMOVE ALL DEAD/DETERIORATED LANDSCAPING.
- REMOVE AND REPLACE ALL EXTERIOR LIGHTING, FIXTURES, SEE ELEVATIONS & ELECTRICAL DRAWINGS.
- NEW CONCRETE SIDEWALK.
- POWER WASH EXISTING CONCRETE SLAB. REPAIR ANY HAZARDOUS CRACKS IN THE CONCRETE.

SITE PLAN LEGEND:	
	AREAS TO REMOVE AND REPLACE CONCRETE PAVING
	AREAS OF PROPOSED PAVING
	AREAS TO REMOVE CONCRETE PAVING
	PROPERTY LINE
	SITE LIGHTING POLE LOCATION

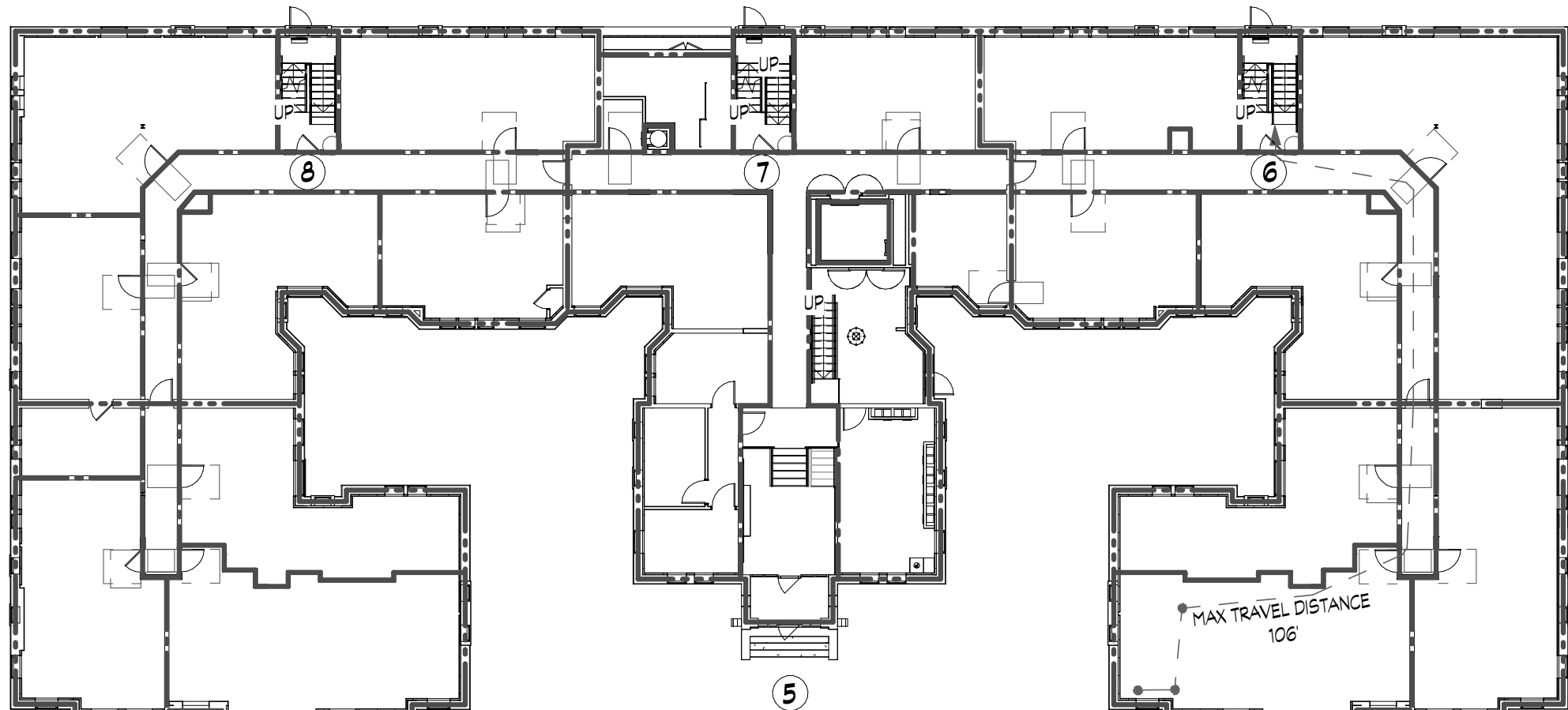


1
A.S.101
SCALE: 1" = 20'-0"

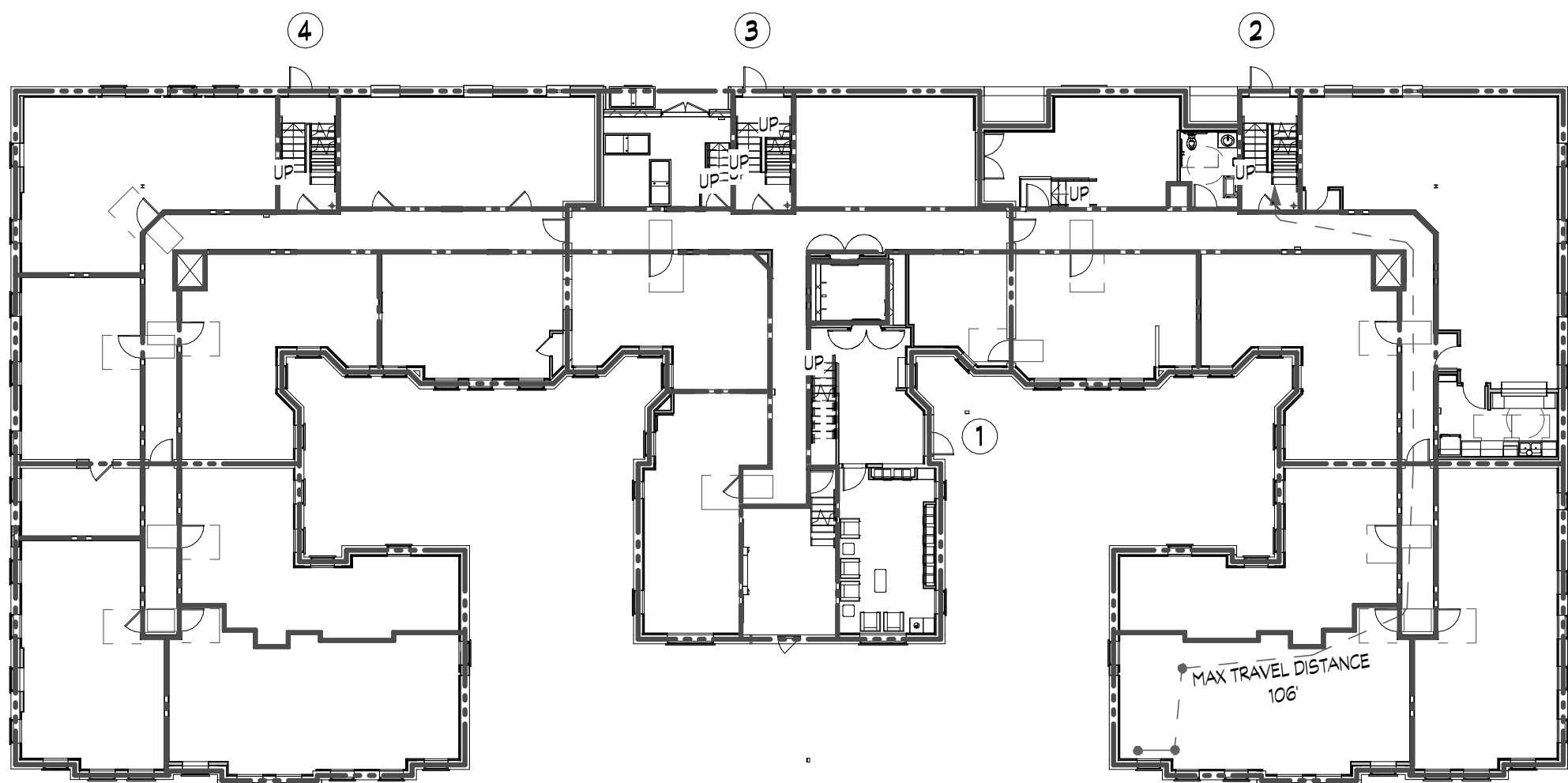
ARCHITECTURAL SITE PLAN



3
A.C.001
THIRD FLOOR THROUGH FIFTH FLOOR - LIFE SAFETY
SCALE: 1" = 20'-0"



2
A.C.001
SECOND FLOOR - LIFE SAFETY
SCALE: 1" = 20'-0"



1
A.C.001
FIRST FLOOR - LIFE SAFETY
SCALE: 1" = 20'-0"

OCCUPANT LOAD CALCULATIONS					
RM NO.	ROOM NAME	# OF ROOMS	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
FIRST FLOOR					
100A	STAIR	1	110 SF	0 SF	
100B	STAIR	1	110 SF	0 SF	
100C	STAIR	1	110 SF	0 SF	
101	CORRIDOR	1	1463 SF	0 SF	
102	VESTIBULE	1	337 SF	100 SF	4
103	MAIL ROOM	1	274 SF	300 SF	1
112	ELECTRICAL	1	482 SF	300 SF	2
114	TRASH ROOM	1	200 SF	300 SF	1
115	MECHANICAL	1	341 SF	300 SF	2
116	MECHANICAL	1	322 SF	300 SF	2
117	COMMUNITY ROOM	1	832 SF	15 SF	56
118	KITCHEN	1	141 SF	100 SF	2
121	STORAGE	1	1048 SF	300 SF	4
122	UNISEX BATHROOM	1	69 SF	50 SF	2
UNIT	UNIT A.1	1	517 SF	200 SF	3
UNIT	UNIT A.2	2	532 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	536 SF	200 SF	3
UNIT	UNIT A.5	1	684 SF	200 SF	4
UNIT	UNIT A.9	1	563 SF	200 SF	3
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	630 SF	200 SF	4
UNIT	UNIT B.4	1	794 SF	200 SF	4
UNIT	UNIT BPH	1	412 SF	200 SF	3
FIRST FLOOR					110
SECOND FLOOR					
200A	STAIR	1	110 SF	0 SF	
200B	STAIR	1	110 SF	0 SF	
200C	STAIR	1	110 SF	0 SF	
201	CORRIDOR	1	1504 SF	0 SF	
202	OFFICE	1	104 SF	150 SF	1
203	OFFICE	1	104 SF	150 SF	1
204	PROPERTY MANAGER	1	135 SF	150 SF	1
213	TRASH ROOM	1	34 SF	300 SF	1
214	TRASH CHUTE	1	154 SF	300 SF	1
223	VESTIBULE	1	617 SF	300 SF	3
UNIT	UNIT A.2	2	533 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	535 SF	200 SF	3
UNIT	UNIT A.6	1	485 SF	200 SF	3
UNIT	UNIT A.7	1	495 SF	200 SF	3
UNIT	UNIT A.8	2	529 SF	200 SF	3
UNIT	UNIT A.9	1	565 SF	200 SF	3
UNIT	UNIT APH	1	666 SF	200 SF	4
UNIT	UNIT B.1	1	792 SF	200 SF	4
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	639 SF	200 SF	4
UNIT	UNIT BPH	1	1028 SF	200 SF	6
UNIT	UNIT S.1	1	353 SF	200 SF	2
SECOND FLOOR					53

EGRESS WIDTH CALCULATIONS				
	MARK	DOOR DESCRIPTION	TYPE	EGRESS WIDTH
1ST FLOOR	1	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
	2	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
	3	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
	4	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
TOTAL EGRESS WIDTH FROM BUILDING @ FIRST FLOOR =				136"
TOTAL OCCUPANT LOAD (110) * 0.2 = OCCUPANTS (22')				
(110 OCCUPANTS * 0.2') / (OCCUPANTS') 22' < 136" PROVIDED				
2ND FLOOR	5	3'-0" FLUSH HOLLOW METAL	PUBLIC ENTRY/ EXIT, ACCESSIBLE	34"
	6	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
	7	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
	8	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
TOTAL EGRESS WIDTH FROM EACH RESPECTIVE FLOOR @ SECOND FLOOR =				136"
TOTAL OCCUPANT LOAD (36) * 0.2 = OCCUPANTS (11.2')				
(36 OCCUPANTS * 0.2') / (OCCUPANTS') 11.2' < 136" PROVIDED				
3RD THRU 5TH FLOOR	9	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
	10	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
	11	3'-0" FLUSH HOLLOW METAL	STAIRWELL ACCESS	34"
TOTAL EGRESS WIDTH FROM EACH RESPECTIVE FLOOR (3RD THRU 5TH) =				102"
TOTAL OCCUPANT LOAD (33) * 0.2 = OCCUPANTS (10.6')				
(33 OCCUPANTS * 0.2') / (OCCUPANTS') 10.6' < 102" PROVIDED				

OCCUPANT LOAD CALCULATIONS					
RM NO.	ROOM NAME	# OF ROOMS	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
THIRD FLOOR					
300A	STAIR	1	110 SF	0 SF	
300B	STAIR	1	110 SF	0 SF	
300C	STAIR	1	110 SF	0 SF	
301	CORRIDOR	1	1357 SF	0 SF	
302	ELEVATOR LOBBY	1	102 SF	100 SF	2
313	TRASH ROOM	1	34 SF	300 SF	1
314	LAUNDRY	1	198 SF	100 SF	2
UNIT	UNIT A.2	2	515 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	535 SF	200 SF	3
UNIT	UNIT A.6	1	485 SF	200 SF	3
UNIT	UNIT A.7	1	495 SF	200 SF	3
UNIT	UNIT A.8	2	529 SF	200 SF	3
UNIT	UNIT A.9	1	565 SF	200 SF	3
UNIT	UNIT A.10	2	543 SF	200 SF	3
UNIT	UNIT APH	1	666 SF	200 SF	4
UNIT	UNIT B.1	1	792 SF	200 SF	4
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	639 SF	200 SF	4
UNIT	UNIT BPH	1	1028 SF	200 SF	6
UNIT	UNIT S.1	1	353 SF	200 SF	2
THIRD FLOOR					53
FOURTH FLOOR					
400A	STAIR	1	110 SF	0 SF	
400B	STAIR	1	110 SF	0 SF	
400C	STAIR	1	110 SF	0 SF	
401	CORRIDOR	1	1357 SF	0 SF	
402	ELEVATOR LOBBY	1	102 SF	100 SF	2
414	TRASH ROOM	1	34 SF	300 SF	1
415	LAUNDRY	1	198 SF	100 SF	2
UNIT	UNIT A.2	2	515 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	535 SF	200 SF	3
UNIT	UNIT A.6	1	485 SF	200 SF	3
UNIT	UNIT A.7	1	495 SF	200 SF	3
UNIT	UNIT A.8	2	529 SF	200 SF	3
UNIT	UNIT A.9	1	565 SF	200 SF	3
UNIT	UNIT A.10	2	543 SF	200 SF	3
UNIT	UNIT APH	1	666 SF	200 SF	4
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	639 SF	200 SF	4
UNIT	UNIT BPH	1	1028 SF	200 SF	6
UNIT	UNIT S.1	1	353 SF	200 SF	2
UNIT	UNIT S.2	1	375 SF	200 SF	2
UNIT	UNIT S.3	1	392 SF	200 SF	2
FOURTH FLOOR					53
FIFTH FLOOR					
500A	STAIR	1	110 SF	0 SF	
500B	STAIR	1	110 SF	0 SF	
500C	STAIR	1	110 SF	0 SF	
501	CORRIDOR	1	1357 SF	0 SF	
502	ELEVATOR LOBBY	1	100 SF	100 SF	2
503	ELEV. EQUIP.	1	15 SF		
515	TRASH ROOM	1	34 SF	300 SF	1
516	LAUNDRY	1	198 SF	100 SF	2
UNIT	UNIT A.2	2	515 SF	200 SF	3
UNIT	UNIT A.3	1	515 SF	200 SF	3
UNIT	UNIT A.4	1	535 SF	200 SF	3
UNIT	UNIT A.6	1	485 SF	200 SF	3
UNIT	UNIT A.7	1	495 SF	200 SF	3
UNIT	UNIT A.8	2	529 SF	200 SF	3
UNIT	UNIT A.10	2	543 SF	200 SF	3
UNIT	UNIT A.11	1	543 SF	200 SF	3
UNIT	UNIT APH	1	666 SF	200 SF	4
UNIT	UNIT B.2	2	673 SF	200 SF	4
UNIT	UNIT B.3	1	639 SF	200 SF	4
UNIT	UNIT BPH	1	1028 SF	200 SF	6
UNIT	UNIT S.1	1	353 SF	200 SF	2
UNIT	UNIT S.2	1	375 SF	200 SF	2
UNIT	UNIT S.3	1	392 SF	200 SF	2
FIFTH FLOOR					53
TOTAL OCCUPANT LOAD					322

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

CODE DATA	
BUILDING CODE:	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - 2021 PERFORMANCE COMPLIANCE METHOD
CONSTRUCTION TYPE:	EXISTING: 3B PROPOSED: 3B
USE GROUP:	R-2
MECHANICAL CODE: PLUMBING CODE: ELECTRICAL CODE:	MICHIGAN MECHANICAL CODE - 2021 MICHIGAN PLUMBING CODE - 2021 NATIONAL ELECTRICAL CODE 2023 INCORPORATING THE 2014 NEC W/ MICHIGAN PART 8 RULES
ENERGY CODE:	ASHRAE 90.1 - 2019 W/ MICHIGAN UNIFORM ENERGY CODE
FIRE SUPPRESSION: FIRE ALARM: ACCESSIBILITY:	NFPA 72 ICC/ANSI A117.1 - 2017 UNIFORM FEDERAL ACCESSIBILITY STANDARDS, UFAS - 1991 FAIR HOUSING GUIDELINES - 1998
GREEN POLICY:	NG98: SILVER

FIRE RESISTANCE RATING REQUIREMENTS	
MBC CONSTRUCTION TYPE - II B	
BUILDING ELEMENT	FIRE RATINGS (MBC TABLE 601/602)
PRIMARY STRUCTURAL FRAME	ZERO HOUR
BEARING WALLS:	
EXTERIOR	TWO HOUR
INTERIOR	ZERO HOUR
NON-BEARING WALLS AND PARTITIONS:	
EXTERIOR	X < 5 ONE HOUR, 5 ≤ X < 10 ONE HOUR, 10 ≤ X < 30 ONE HOUR, X ≥ 30 ZERO HOUR
INTERIOR	ZERO HOUR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	ONE HOUR (MBC SECTION 420.3.711)
ROOF CONSTRUCTION AND SECONDARY MEMBERS	ZERO HOUR
WALL OR ROOM TYPE	FIRE RATINGS REQUIREMENTS
DWELLING & SLEEPING UNIT SEPARATION WALLS	ONE HOUR (MBC SECTION 420.2, 708)
CORRIDOR WALLS	ONE HOUR (MBC TABLE 1020.1)
FURNACE ROOM WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU/HR	ONE HOUR (MBC TABLE 503)
LAUNDRY ROOMS > 100 SF	ZERO HOUR (MBC TABLE 503)
FIRE WALLS	THREE HOUR (MBC TABLE 706.4)
SMOKE BARRIERS	ONE HOUR (MBC SECTION 709)
SMOKE PARTITIONS	ZERO HOURS (MBC SECTION 710)
EXT PASSAGEWAY	ONE HOUR (MBC SECTION 707.3.4, 1023.3)
INTERIOR EXT STAIRWAY (> 4 STORES)	TWO HOUR (PER MBC SECTION 707.3.2, 1023.1)
SHAFT ENCLOSURES (> 4 STORES)	TWO HOUR (PER MBC SECTION 707.3.1, 713.4)

* AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED.

BUILDING "A" HEIGHT & AREA	
PERMITTED TYPE OF CONSTRUCTION	II B
ALLOWABLE BUILDING HEIGHT ± (PER MBC 2015, TABLE 504.3.1/504.4)	5 STORES / 75 FEET
ACTUAL BUILDING HEIGHT ±	5 STORES / 44' FEET
ALLOWABLE FLOOR AREA ± (R-2 OCCUPANCY)	48,000 SF
ACTUAL BUILDING AREA±	14,825 x 5 STORES
ALLOWABLE AREA±	48,000 SF x 5 STORES
ACTUAL BUILDING AREA	73,215 SF
ALLOWABLE AREA	340,000 SF

MBC CODE ANALYSIS LEGEND	
○-#'-#"	TRAVEL DISTANCE
— — — — —	EGRESS DOOR
— — — — —	1-HOUR RATED CONSTRUCTION
— — — — —	2-HOUR RATED CONSTRUCTION

FSP
FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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STATE OF MICHIGAN
FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECT
NO. 29064
LAND PROFESSIONAL ASSOCIATION

MICHIGAN

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

DETROIT

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

DRAWING TITLE

LIFE SAFETY PLANS

DRAWING NUMBER

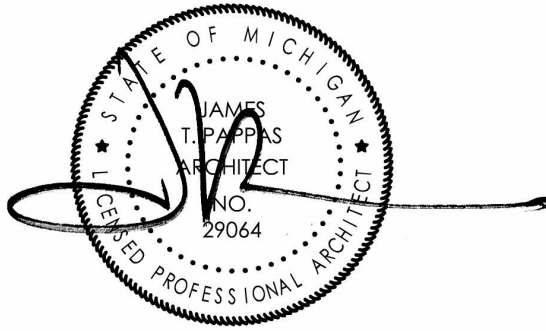
A.C.001

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PERFORMANCE COMPLIANCE METHODS

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MICHIGAN

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

DETROIT

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

PERFORMANCE COMPLIANCE

DRAWING NUMBER

A.C.002

PERFORMANCE COMPLIANCE PATH

SECTION 1301.6.1 - HEIGHT FORMULA

(EQUATION 13-1)
HEIGHT VALUE, FEET = (AH) + (EBH) x CF = 75 + 44 x 1 = 2.48
12.5 12.5
EBH = 44'
CF = 1

(EQUATION 13-2)
HEIGHT VALUE, FEET = (AS) - (EBB) x CF = 5 - 5 x 1 = 0
AS = 5
EBB = 5
CF = 1

SECTION 1301.6.2.1 - ALLOWABLE AREA FORMULA

A₁ = 48,000 SF (R2/ IIB/ SM)
NS = 16,000 SF
I₁ = .50 PER TABLE 6.01.3 (17% OPEN/ 20.25)
A₂ = A₁ + (NS x I₁) = 48,000 + (16,000 x .50) = 56,000 S.F.

SECTION 1301.6.2.2 - AREA FORMULA

(EQUATION 13-4)
AREA VALUE = (ALLOWABLE AREA - ACTUAL AREA) =
1200 SQUARE FEET
(56,000 - 14,643) = 34.5
1200 SQUARE FEET

LIMITED TO 1/2 VALUE TABLE AT 2 PER SECTION 1301.6.
10.5 (MFS)
19 (MME) 8 (MGS)

SECTION 1301.6.6 - VERTICAL OPENING FORMULA

(EQUATION 13-6)
VO = PV x CF
= 2 x 3.5
VO = 7

LIMIT (MAX) OF 2 PER SECTION 1301.6.6.

SECTION 1301.6.13 - ENT TRAVEL DISTANCE

MAX ALLOWABLE T.D. = 250
MAX ACTUAL T.D. = 112

(EQUATION 13-7)
MAXIMUM ALLOWABLE TRAVEL DISTANCE
POINTS = 20 x MAXIMUM ACTUAL TRAVEL DISTANCE
MAXIMUM ALLOWABLE TRAVEL DISTANCE
= 20 x 250 - 106 = 11.5 POINTS
250

1301.6.3 COMPARTMENTATION CATEGORY A, 15,000 SF + (0 POINTS)
1301.6.5 CORRIDOR WALLS CATEGORY C (0 POINTS)
1301.6.6 VERTICAL OPENINGS 2 HOUR (5 STORY BUILDINGS) (2 POINTS)
1301.6.7 HVAC SYSTEMS CATEGORY D (0 POINTS)
1301.6.8 AUTO FIRE DETECTION CATEGORY E (6 POINTS)
1301.6.9 FIRE ALARM SYSTEM CATEGORY C (0 POINTS)
1301.6.10 SMOKE CONTROL CATEGORY F (6 POINTS)
1301.6.11 MEANS OF EGRESS CAPACITY CATEGORY E (0 POINTS)
1301.6.12 DEAD ENDS CATEGORY D (4 POINTS)
1301.6.14 ELEVATOR CONTROL CATEGORY D (4 POINTS)
1301.6.15 EGRESS LIGHTING CATEGORY C (4 POINTS)
1301.6.16 MIXED OCCUPANCY SINGLE OCCUPANCY (0 POINTS)
1301.6.17 AUTOMATIC SPRINKLERS CATEGORY E (4 POINTS)
1301.6.18 STANDPIPES CATEGORY C (4 POINTS)
1301.6.19 INCIDENTAL USE NOT APPLICABLE (0 POINTS)
1301.6.20 SMOKE COMPARTMENTATION NOT APPLICABLE (0 POINTS)
1301.6.21.1 / 21.2 / 21.3 CARE VALUES NOT APPLICABLE (0 POINTS)

TABLE 1301.7
SUMMARY SHEET—BUILDING CODE

Existing occupancy: R-2		Proposed occupancy: R-2		
Year building was constructed: 1927		Number of stories: 5 Height in feet: 44		
Type of construction: IIIB		Area per floor: 14,643 SF		
Percentage of open perimeter increase: 50 %				
Completely suppressed: Yes ☒ No		Corridor wall rating: 1 Hour		
		Type: Gypsum board on wood studs		
Compartmentation: Yes ☐ No ☒		Required door closers: Yes No ☒		
Fire-resistance rating of vertical opening enclosures: 2 Hours				
Type of HVAC system: Self Contained Heat Pump/Condenser		serving number of floors: 5		
Automatic fire detection: Yes ☒ No		Type and location: NFPA 13 System , located in Mech Room		
Fire alarm system: Yes ☒ No		Type: Addressable		
Smoke control: Yes ☐ No ☒		Type:		
Adequate exit routes: Yes ☒ No		Dead ends: Yes ☒ No		
Maximum exit access travel distance: 106'		Elevator controls: Yes ☒ No		
Means of egress emergency lighting: Yes ☒ No		Mixed occupancies: Yes No ☒		
Standpipes: Yes ☒ No		Care recipients ability for self-preservation: N/A		
Incidental use: Yes ☐ No ☒		Care recipients concentration: N/A		
Smoke compartmentation less than 22,500 sq. feet (2092 m²): N/A		Attendant-to-care recipients ratio: N/A		
SAFETY PARAMETERS		FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1301.6.1 Building height		0	0	0
1301.6.2 Building area		10.5	19	19
1301.6.3 Compartmentation		0	0	0
1301.6.4 Tenant and dwelling unit separations		0	0	0
1301.6.5 Corridor walls		0	0	0
1301.6.6 Vertical openings		2	2	2
1301.6.7 HVAC systems		0	0	0
1301.6.8 Automatic fire detection		6	6	6
1301.6.9 Fire alarm system		0	0	0
1301.6.10 Smoke control		****	4	4
1301.6.11 Means of egress		****	0	0
1301.6.12 Dead ends		****	-4	-4
1301.6.13 Maximum exit access travel distance		****	11.5	11.5
1301.6.14 Elevator control		4	4	4
1301.6.15 Means of egress emergency lighting		****	4	4
1301.6.16 Mixed occupancies (Single Occupancy)		0	****	0
1301.6.17 Automatic sprinklers		4	4+ 2 = 2	4
1301.6.18 Standpipes		4	4	4
1301.6.19 Incidental use		0	0	0
1301.6.20 Smoke compartmentation		0	0	0
1301.6.21.1 Care recipients ability for self-preservation ^a		****	N/A	N/A
1301.6.21.2 Care recipients concentration ^a		****	N/A	N/A
1301.6.21.3 Attendant-to-care recipients ratio ^a		****	N/A	N/A
Building score-total value		30.5	52.5	54.5

*** *No applicable value to be inserted.
a. Only applicable to Group I-2 occupancies.

2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

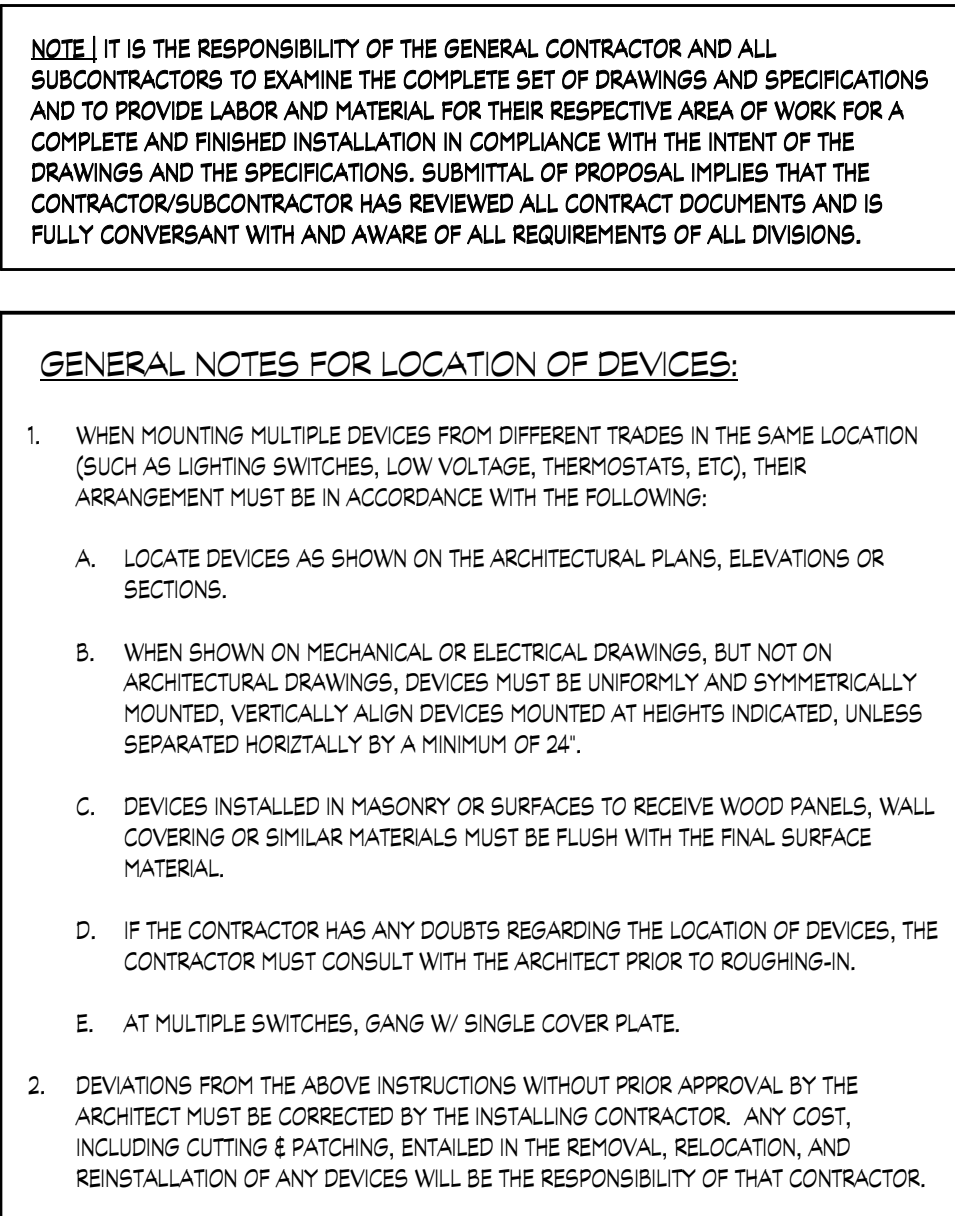
13-11

INTERNATIONAL CODE COUNCIL

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FORMULA	TABLE 1301.7	TABLE 1301.8		SCORE	PASS	FAIL
FS – MFS ≥ 0	30.5 (FS) –	21 (MFS)	=	9.5	X	—
ME – MME ≥ 0	52.5 (ME) –	38 (MME)	=	14.5	X	—
GS – MGS ≥ 0	54.5 (GS) –	38 (MGS)	=	15.5	X	—

a. FS = Fire Safety.
ME = Means of Egress.
GS = General Safety.
MFS = Mandatory Fire Safety.
MME = Mandatory Means of Egress.
MGS = Mandatory General Safety.



SIGNAGE AND CONTROLS

SIGNAGE MUST BE MOUNTED ON THE WALL ADJACENT TO LATCH SIDE OF DOOR WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF DOOR. SIGNAGE MUST BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT MUST BE 60" AFF TO THE CENTERLINE OF SIGN.

SIGNS CONTAINING TACTILE CHARACTERS MUST HAVE AN 18" MIN. BY 18" MIN. CLEAR FLOOR SPACE, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND A 45 DEGREE OPEN POSITION.

TACTILE EXIT SIGNS: A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC/ANFI ART11; CHAPTER 7 MUST BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STRAYWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

ACCESSIBLE SIGNAGE: ALL REQUIRED ACCESSIBLE ELEMENTS MUST BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:

1. ACCESSIBLE PARKING SPACES.
2. ACCESSIBLE PASSENGER LOADING ZONES.
3. ACCESSIBLE UNSEX TOILET AND BATHING ROOMS.
4. ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.
5. ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE.
6. FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS.
7. ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE.
8. ACCESSIBLE AREAS OF REFUSE.
9. EXTERIOR AREAS FOR ASSISTED RESCUE.

A TACTILE SIGN MUST BE PROVIDED AT ALL LOCATIONS WHERE PICTORIAL SIGNAGE IS USED TO LABEL RESTROOMS OR SERVICES (E. G. RESTROOMS), COMPLYING WITH ICC/ANFI ART11; CHAPTER 7 MUST BE PROVIDED ADJACENT TO EACH DOOR.

AREA OF REFUSE SIGNAGE: A SIGN MUST BE PROVIDED AT EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUSE FROM AN ADJACENT FLOOR AREA, COMPLYING WITH ICC ART11, STATING 'AREA OF REFUSE' INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONALLY, TACTILE SIGNAGE COMPLYING WITH ICC ART11; MUST BE LOCATED AT EACH DOOR TO AN AREA OF REFUSE.

AREA OF REFUGE SIGNAGE: A SIGN MUST BE PROVIDED AT EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA, COMPLYING WITH ICC A171, STATING 'AREA OF REFUGE' INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONALLY, TACTILE SIGNAGE COMPLYING WITH ICC A171, MUST BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE.

SIGNAGE OF INSTRUCTIONS AT AREA OF REFUGE: IN AREAS OF REFUGE THAT HAVE TWO-WAY EMERGENCY COMMUNICATIONS SYSTEM, INSTRUCTIONS ON THE USE OF AREA UNDER EMERGENCY CONDITIONS MUST BE POSTED ADJOINING THE COMMUNICATIONS SYSTEM. THE INSTRUCTIONS MUST INCLUDE ALL OF THE FOLLOWING:

1. PERSONS ABLE TO USE THE ENT STAIRWAY DO SO AS SOON AS POSSIBLE, UNLESS ASSISTING OTHERS.
2. INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF STAIRS OR SUPERVISOR OPERATION OF ELEVATORS AND HOW TO SUMMON SUCH ASSISTANCE.
3. DIRECTIONS FOR USE OF THE TWO-WAY COMMUNICATIONS SYSTEM.

OCCUPANT LOAD SIGNAGE: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY MUST HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED NEAR THE MAIN EXIT.

DELAYED EGRESS SIGNAGE: A SIGN MUST BE PROVIDED ON THE DOOR LOCATED ABOVE AND WITHIN 12" OF THE RELEASE DEVICE STATING, "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 30 SECONDS".

EXIT SIGN

IN CASE OF FIRE USE STAIRS

DWELLING UNIT SIGNS

TYPICAL ROOM SIGNS

- ELECTRICAL/MECHANICAL
- METER ROOM, MDF, DF ROOMS
- TRASH ROOM
- COMMUNITY ROOM
- OFFICE W/ NUMBER
- STORAGE
- JANITOR CLOSET
- MAIL
- STAIR

TOILET SIGN (MALE)

TOILET SIGN (FAMILY)

STAIR SIGN

TOILET SIGN (FEMALE)

STAIRWAY SIGNAGE

- A. STAIR SIGNAGE AT EACH FLOOR LANDING
- B. INDICATE FLOOR LEVEL
- C. TERMINUS OF THE TOP AND BOTTOM OF STAIR ENCLOSURE
- D. INDICATE IDENTIFICATION OF THE STAIR ENCLOSURE
- E. INDICATE THE FLOOR LEVEL OF, AND DIRECTION TO, EXIT DISCHARGE
- F. SIGNAGE SHALL BE LOCATED INSIDE THE ENCLOSURE APPROXIMATELY 60" ABOVE FLOOR LANDING IN A POSITION THAT IS VISIBLE WHEN DOOR IS IN THE OPEN OR CLOSED POSITION
- G. THE SIGNAGE SHALL COMPLY WITH 7.10.8.1 AND 7.10.8.2 OF THIS CODE
- H. THE FLOOR LEVEL DESIGNATION SHALL ALSO BE TACTILE IN ACCORDANCE WITH ICC/ANSI A.117.1
- I. SIGNAGE SHALL BE PAINTED OR STENCILED ON THE WALL OR ON A SEPARATE SIGN SECURELY ATTACHED TO THE WALL
- J. STAIRWAY IDENTIFICATION SHALL BE 1" IN ACCORDANCE WITH 7.10.8.2
- K. ROOF ACCESS - ROOF ACCESS AVAILABLE FOR THE FIRE DEPARTMENT
- L. THE FLOOR LEVEL NUMBER SHALL BE LOCATED IN THE MIDDLE OF THE SIGN IN MINIMUM 5" HIGH NUMBERS PER 7.10.8.2
- M. IDENTIFICATION OF THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE LOCATED AT THE BOTTOM OF THE SIGNS IN MINIMUM 2" HIGH LETTERS AND NUMBERS
- N. ADHERE TO WALL WITH DOUBLE SIDED FOAM TAPE PER 7.2.2.5.4.1

Figure 1 is a technical diagram showing the minimum clearances for exit signs and pictograms. It includes three main views: a side elevation of a door, a top-down view of the door frame, and a side elevation of a wall-mounted sign.

- Side Elevation (Left):** Shows a door with a height of 6'6" (6 feet 6 inches). A pictogram is mounted on the door at a height of 5' (5 feet) from the bottom. A sign is mounted on the door at a height of 6'6" (6 feet 6 inches) from the bottom. The sign is labeled "SIGNAGE".
- Top-Down View (Middle):** Shows the door frame with a width of 18" (18 inches) and a height of 18" (18 inches). The center of the door is marked with a "C". A sign is mounted on the door at a height of 18" (18 inches) from the bottom. The sign is labeled "SIGNAGE".
- Side Elevation (Right):** Shows a wall-mounted sign with a height of 6'6" (6 feet 6 inches). The sign is labeled "AREA OF DELAYED EGRESS SIGNAGE AS INDICATED". Below the sign is a "DELAYED EGRESS PANIC DEVICE AS INDICATED".

**RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE**

DETROIT

06.24.2025	BIDS
05.09.2025	PERMITS
DATE	ISSUE

KEY PLAN

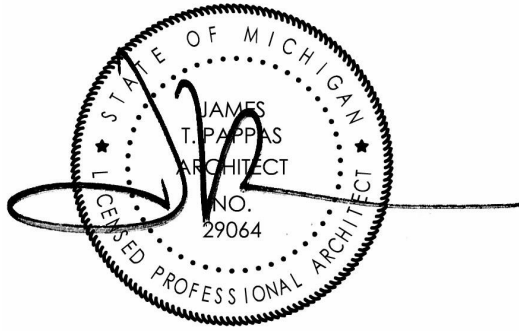
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

FIXTURES AND ACCESSORY MOUNTING HEIGHTS

DRAWING NUMBER

A.C.003



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD
DATE	ISSUE

NOTES REGARDING MOLD AND MILDEW:

1. THE FOLLOWING REQUIREMENTS MUST APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR WILL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDOUS, THE CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. ONCE DISCOVERY OR SUSPICION OF MOLD AND/OR MILDEW IS MADE, THE CONTRACTOR MUST TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM EXPOSURE TO MOLD AND/OR MILDEW, AND SUCH PRECAUTIONS MUST REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS MUST NOT BE STOPPED OR CURTAILED, EXCEPT IN THE AREA OF MOLD/MILDEW CONCERN, DUE TO THESE REQUIRED PRECAUTIONS.
5. THE CONTRACTOR MUST MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN Voids WHICH WILL BE CONCEALED AND NOT VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION MUST BE MAINTAINED IN DRY AND WELL-VENTILATED CONDITIONS.
6. THE CONTRACTOR MUST COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
7. ALL PENETRATIONS MUST BE SEALED WATER-TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
8. ALL CONDENSATE DRAIN PANS MUST BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. ENSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. ENSURE THAT ALL 'COLD' SURFACES ARE INSULATED AND COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ('COLD' SURFACES INCLUDE, BUT ARE NOT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AND DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR)
9. ENSURE THAT THERE ARE NO WATER LEAKS IN CONCEALED PLUMBING CHASES. RETURN AIR PATHS AND PLENUMS MUST BE KEPT DRY. ALL EXISTING SUPPLY AIR PATHS AND ALL EXISTING DUCTWORK TO BE RE-USED SHALL BE CLEANED AND TREATED AS REQUIRED TO REMOVE THE POTENTIAL FOR MOLD AND MILDEW. ALL DAMP AREAS MUST BE DRIED THOROUGHLY PRIOR TO ENCLOSURE.

EXISTING CONSTRUCTION NOTES:

1. BIDDERS SHALL CAREFULLY STUDY AND FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS. BIDDERS SHALL VISIT THE SITE AND COMPLETELY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, FINISHES, AND EXTENT OF WORK INCLUDED IN THE PROJECT. BIDDERS SHALL CORRELATE THEIR FIELD OBSERVATIONS WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS SO THAT HIS BID REPRESENTS A THOROUGH AND COMPLETE KNOWLEDGE AND UNDERSTANDING OF THE WORK REQUIRED TO BE PERFORMED.
2. CONTRACTOR MUST VISIT THE SITE AND VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTION OR EXISTING CONDITIONS PRIOR TO PRECEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
3. CONTINUOUSLY MAINTAIN TEMPORARY MEANS OF EGRESS.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT AND S.G. TO MAINTAIN EGRESS AT ALL TIMES. PROVIDE AND MAINTAIN TEMPORARY MEANS OF EGRESS AS REQUIRED. PROVIDE TEMPORARY SIGNAGE AS REQUIRED, AND PROVIDE PANIC HARDWARE ON ANY DOORS, S.G. TO COORDINATE WITH ARCHITECT AND OWNER.
5. PROTECT EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION.
6. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRIERS AND PROTECTIVE ENCLOSURES AS REQUIRED TO ALLOW FOR THE OWNERS SAFE AND NORMAL USE OF THE PROPERTY.
7. VERIFY ALL CONDITIONS COVERING OR AFFECTING THE STRUCTURAL WORK; OBTAIN AND VERIFY ALL DIMENSIONS AND ELEVATIONS TO ENSURE THE PROPER STRENGTH, FIT AND LOCATION OF THE STRUCTURAL WORK REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. ALL DISCREPANCIES SHALL BE FULLY RESOLVED PRIOR TO COMMENCING WORK.
8. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED, WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.
9. WHERE EXISTING CONSTRUCTION IS TO REMAIN BUT REQUIRES REMOVAL IN ORDER TO PERFORM THE NEW WORK, IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO REMOVE THE CONSTRUCTION AND REPAIR OR REPLACE IT TO THE EXISTING CONDITION OR THE CONDITION THAT MATCHES THE NEW WORK.
10. WHERE EXISTING EQUIPMENT IS TO REMAIN DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION. IF THE EQUIPMENT IS DAMAGED DURING CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL CHARGE TO THE OWNER.
11. WHERE EXISTING EQUIPMENT OR CONSTRUCTION IS REMOVED, THE REMAINING SURFACES, IF NOT SCHEDULED TO RECEIVE A NEW FINISH SHALL BE PATCHED OR REPAIRED TO MATCH ADJACENT SURFACES.
12. WHERE THE EXISTING CONSTRUCTION IS TO BE ALTERED, OR OTHERWISE DISTURBED, PROVIDE TEMPORARY AND/OR PERMANENT BRACING AND SHORING BEFORE AND DURING OPERATIONS AND UNTIL THE WORK IS SAFELY COMPLETED AND NO LONGER NEEDS SHORING.
13. EACH CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC. (TEMPORARY AND/OR PERMANENT) FOR BOTH NEW AND EXISTING CONSTRUCTION FOR THE SAFE INSTALLATION OF THE NEW CONSTRUCTION AND EQUIPMENT.
14. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCES AND PROCEDURES OF CONSTRUCTION.
15. PROVIDE FIRE WATCH DURING FIELD CUTTING AND WELDING OPERATIONS, MEETING THE OWNERS REQUIREMENTS.
16. CONTRACTOR TO COORDINATE ALL REPAIR, REPLACEMENT, AND/OR CLEANING OF ALL EXISTING MASONRY, OR STONE, WITH STRUCTURAL ENGINEERS AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAINTAIN A CLEAR PASSAGE AND MEANS OF EGRESS DURING THE CONSTRUCTION TO BOTH THE OWNER OCCUPIED AND CONSTRUCTION OCCUPIED AREAS. TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE GENERAL PUBLIC AND THE WORKERS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

GENERAL DEMOLITION NOTES:

1. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE DEMOLITION AND/OR CONSTRUCTION PROCESS AND DISPOSE OF OFF SITE IN A SAFE LEGAL MANNER.
2. REFER TO MECHANICAL, ELECTRICAL DRAWINGS FOR EXTENTS OF DEMOLITION. SOME AREAS HAVE FLOORS SAWCUT AND WALLS CUT FOR NEW WORK WHICH ARE NOT SHOWN ON THIS DRAWING. ELEMENTS THAT REQUIRE DEMOLITION IN ORDER TO CONSTRUCT THE NEW WORK AND ARE NOT SPECIFICALLY SHOWN ON THE DEMOLITION PLANS ARE TO BE INCLUDED WITHIN THE SCOPE OF WORK INCLUDED IN THE PROJECT AND THE CONTRACTORS BID.
3. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DEMOLITION INFORMATION.
4. REFER TO THE DEMOLITION SECTION IN THE SPECIFICATION FOR FURTHER INFORMATION PRIOR TO THE START OF DEMOLITION.
5. COORDINATE ALL TEMPORARY UTILITY SHUT DOWNS WITH THE OWNER
6. PROVIDE WEATHERTIGHT AND VANDAL RESISTANT TEMPORARY PROTECTION AT ALL EXISTING EXTERIOR ENVELOPE OPENINGS SUCH AS WINDOW, DOOR, WALL, AND ROOF OPENINGS. MAINTAIN SUCH PROTECTION FOR THE DURATION OF THE CONSTRUCTION PROCESS.
7. PROVIDE ALL DEMOLITION WORK REQUIRED ON THE EXISTING BUILDING AS CALLED FOR ON THE DRAWINGS TO ACCOMMODATE THE RENOVATION WORK. ALL EXISTING CONSTRUCTION TO REMAIN U.N.O.
8. PATCH AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND /OR ELECTRICAL ITEMS ARE REMOVED AS RESULT OF THE DEMOLITION OPERATIONS.
9. VERIFY HEIGHTS, CLEARANCES AND LOCATIONS OF NEW CONSTRUCTION SUCH AS EQUIPMENT AND CEILINGS BEFORE INSTALLATION OF VARIOUS COMPONENTS AND EQUIPMENT, IF SPACE CONFLICTS ARE FOUND, REPORT THEM IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.
10. CARRY OUT ALL DEMOLITION WORK IN CLOSE COORDINATION AND COOPERATION WITH STRUCTURAL TRADES FOR PROPER SEQUENCING OF THE WORK TO ENSURE THE COMPLETE SAFETY AND STRUCTURAL INTEGRITY OF THE BUILDING AND ITS ELEMENTS AT ALL TIMES. PROVIDE TEMPORARY COLUMNS, JACKS, BEAMS, ETC., WHERE REQUIRED TO SUPPORT EXISTING ELEMENTS OF CONSTRUCTION TO REMAIN IN SAFE, COMPETENT MANNER, IN CONFORMANCE WITH ALL LAWS, CODES ORDINANCES, RULES AND REGULATIONS BEARING ON THE WORK.
11. VERIFY DIMENSIONS, FIELD MEASUREMENTS, AND CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
12. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH THE UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO OWNERS APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK OR VIBRATION TO PORTIONS OF EXISTING STRUCTURE TO REMAIN. DAMAGE CAUSED DURING DEMOLITION SHALL BE REPAIRED BY THE SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
13. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING SEWERS, DRAINS, ETC. IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT FOR RESOLUTION.
14. SAW CUT/ OR CORE AND REMOVE EXISTING CONCRETE SLAB FOR PLACEMENT OF PLUMBING WORK, FOUNDATIONS, STRUCTURAL STEEL, NECESSARY CAPPING OF EXISTING LINES AND FOUNDATION WORK, ETC. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT.
15. ALL EXISTING WALLS, FLOORS AND CEILINGS THAT WILL REMAIN SHALL BE PREPARED TO RECEIVE NEW FINISHES, UNLESS NOTED OTHERWISE.
16. REMOVE EXISTING INTERIOR SIGNAGE, REPLACE WITH NEW INTERIOR SIGNAGE. .
17. WHERE MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL COMPONENTS ARE INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED FASTENERS, ANCHORS, HANGERS ETC. PATCH AND REPAIR DAMAGED CONSTRUCTION TO MATCH EXISTING AFTER REMOVAL WORK IS COMPLETE.
18. REMOVE ANY ABANDONED MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL COMPONENTS FOUND IN CONCEALED SPACES DISTURBED BY DEMOLITION ACTIVITIES.
19. RENOVATION, RELOCATION AND/OR DEMOLITION OF THE FIRE ALARM SYSTEM SHALL BE DONE BY A CERTIFIED FIRE ALARM CONTRACTOR AND THE OCCUPIED AREAS OF THE BUILDING SHALL HAVE AN ACTIVE FIRE ALARM SYSTEM AT ALL TIMES UNLESS APPROVED BY THE OWNER AND THE AHJ.
20. DEMOLITION OF ALL EXISTING SMOKE DETECTORS SHALL BE DONE BY A CERTIFIED FIRE ALARM CONTRACTOR AND THE OCCUPIED AREAS OF THE BUILDING SHALL HAVE AN ACTIVE FIRE ALARM/SMOKE DETECTION SYSTEM AT ALL TIMES UNLESS APPROVED BY THE OWNER AND THE AHJ.
21. DEMOLITION SHALL NOT BE CONSIDERED COMPLETE UNTIL ALL DEMOLITION AREAS HAVE BEEN PREPPED FOR NEW FINISHES.
22. DEMOLITION ACTIVITIES SHALL INCLUDE THE ABATEMENT OF LEAD BASED PAINT AND ASBESTOS CONTAINING MATERIALS. THE LEAD BASED PAINT ABATEMENT ACTIVITIES ARE TO BE DONE IN ACCORDANCE WITH FEDERAL (PART 35) REGULATIONS AND WORKER SAFETY REQUIREMENTS UNDER PART 603 OF PUBLIC ACT 184 AND THE ASBESTOS ABATEMENT MUST BE DONE BASED UPON AN ASBESTOS INSPECTION MEETING THE REQUIREMENTS NESHAP BY AN APPROPRIATELY LICENSED AND INSURED ABATEMENT CONTRACTOR.

DEMOLITION WALL LEGEND:			
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN		REMOVE EXISTING WALL AND/OR CONSTRUCTION	
EXISTING WINDOW TO REMAIN		REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)	
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN		REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE	

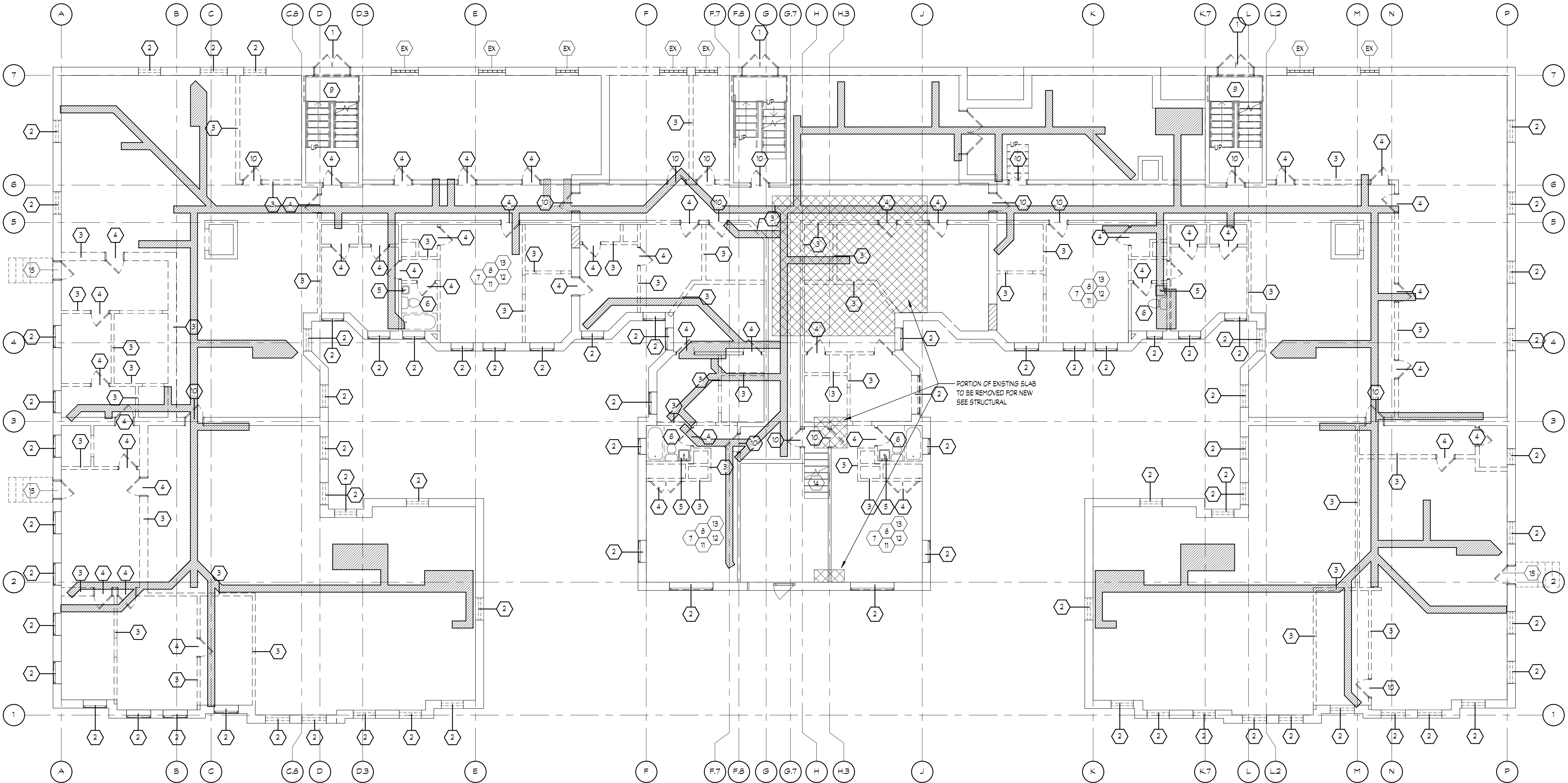
	REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA. SEE STRUCTURAL. SAW CUT FLOOR @ SANITARY LINE, SEE MECHANICAL DRAWINGS.
	REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL.

	SAW CUT FLOOR @ 12" WIDE AT ALL NEW SANITARY LINE, SEE PLUMBING DRAWINGS.
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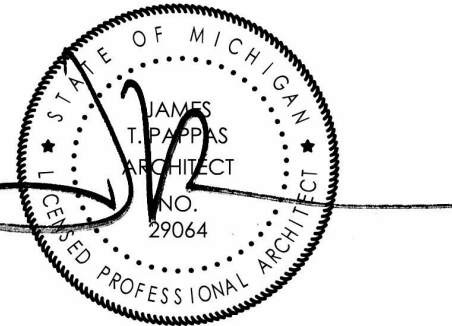
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DEMOLITION PLAN NOTES: #

- REMOVE EXISTING EXTERIOR DOOR AND FRAME. EXAMINE ALL LINTELS, REPLACE THOSE SHOWING SIGNS OF FAILURE OR DELAMINATION.
- REMOVE EXISTING WINDOW AND FRAME. EXAMINE ALL LINTELS, REPLACE THOSE SHOWING SIGNS OF FAILURE OR DELAMINATION.
- REMOVE EXISTING INTERIOR PARTITION.
- REMOVE EXISTING INTERIOR DOOR AND FRAME.
- REMOVE EXISTING PLUMBING FIXTURE(S), COORDINATE WASTE, VENT AND SUPPLY DEMOLITION WITH MECHANICAL DRAWINGS.
- REMOVE EXISTING TOILET ACCESSORIES INCLUDING, BUT NOT LIMITED TO, GRAB BARS, MIRRORS, DISPENSERS, ETC.
- REMOVE EXISTING WALL FINISHES AND PREP FOR NEW.
- REMOVE EXISTING CASEWORK.
- PORTION OF EXISTING STAIR FRAMING TO BE REMOVED AND REPLACED, REFER TO STRUCTURAL DEMOLITION PLANS FOR FURTHER INFORMATION.
- REMOVE EXISTING ENTRY DOOR AND FRAME. DEMO ADJACENT WALL FOR WIDENING OF UNIT ENTRANCE PER CODE REQUIREMENTS.
- REMOVE EXISTING CEILING AND LATH.
- REMOVE EXISTING FLOOR COVERING / FINISHES BACK TO FINISHED FLOOR.
- REMOVE EXISTING ELECTRICAL AND RELOCATE IN RELATION TO THE UNIT CHANGES.
- REMOVE AND REPLACE VESTIBULE STAIRS, INSTALL NEW GUARD RAILS.
- DEMO WORK AT EXISTING DOORS, CONCRETE STAIRS TO BE REMOVED. REPAIR AREA AFTER DEMOLITION AS NEEDED.



1 FIRST FLOOR DEMO PLAN
A.D.101 SCALE: 1/8" = 1'-0"



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE
DETROIT

DATE	ISSUE
06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD

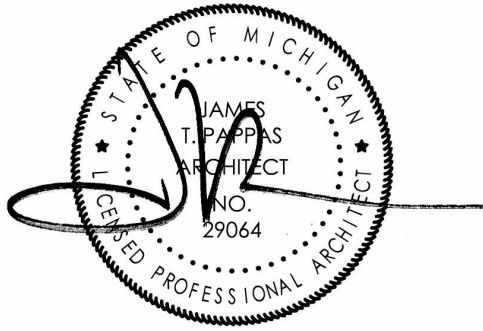
KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE
FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.101



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025 BIDS
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DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

SECOND FLOOR DEMO PLAN

DRAWING NUMBER

A.D.102

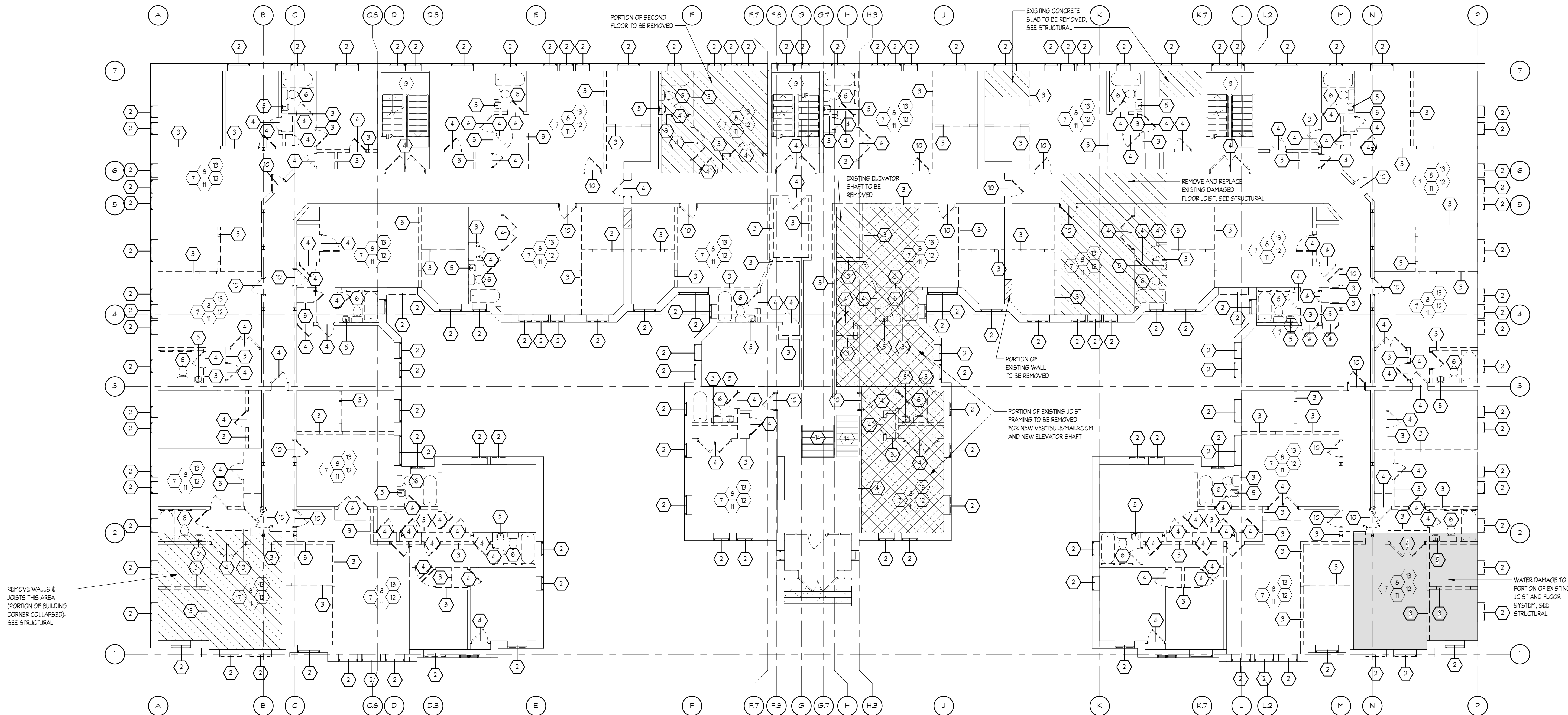
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EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
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	REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL. SAW CUT FLOOR @ SANITARY LINE, SEE MECHANICAL DRAWINGS
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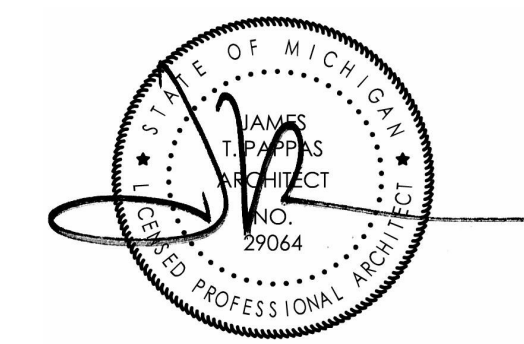
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15. DEMO WORK AT EXISTING DOORS, CONCRETE STAIRS TO BE REMOVED, REPAIR AREA AFTER DEMOLITION AS NEEDED



REMOVE WALLS & JOISTS THIS AREA (PORTION OF BUILDING CORNER COLLAPSED)- SEE STRUCTURAL

WATER DAMAGE TO PORTION OF EXISTING JOIST AND FLOOR SYSTEM, SEE STRUCTURAL

1 SECOND FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"



**RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE**

06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.

DRAWING TITLE

THIRD FLOOR DEMOLITION

DRAWING NUMBER

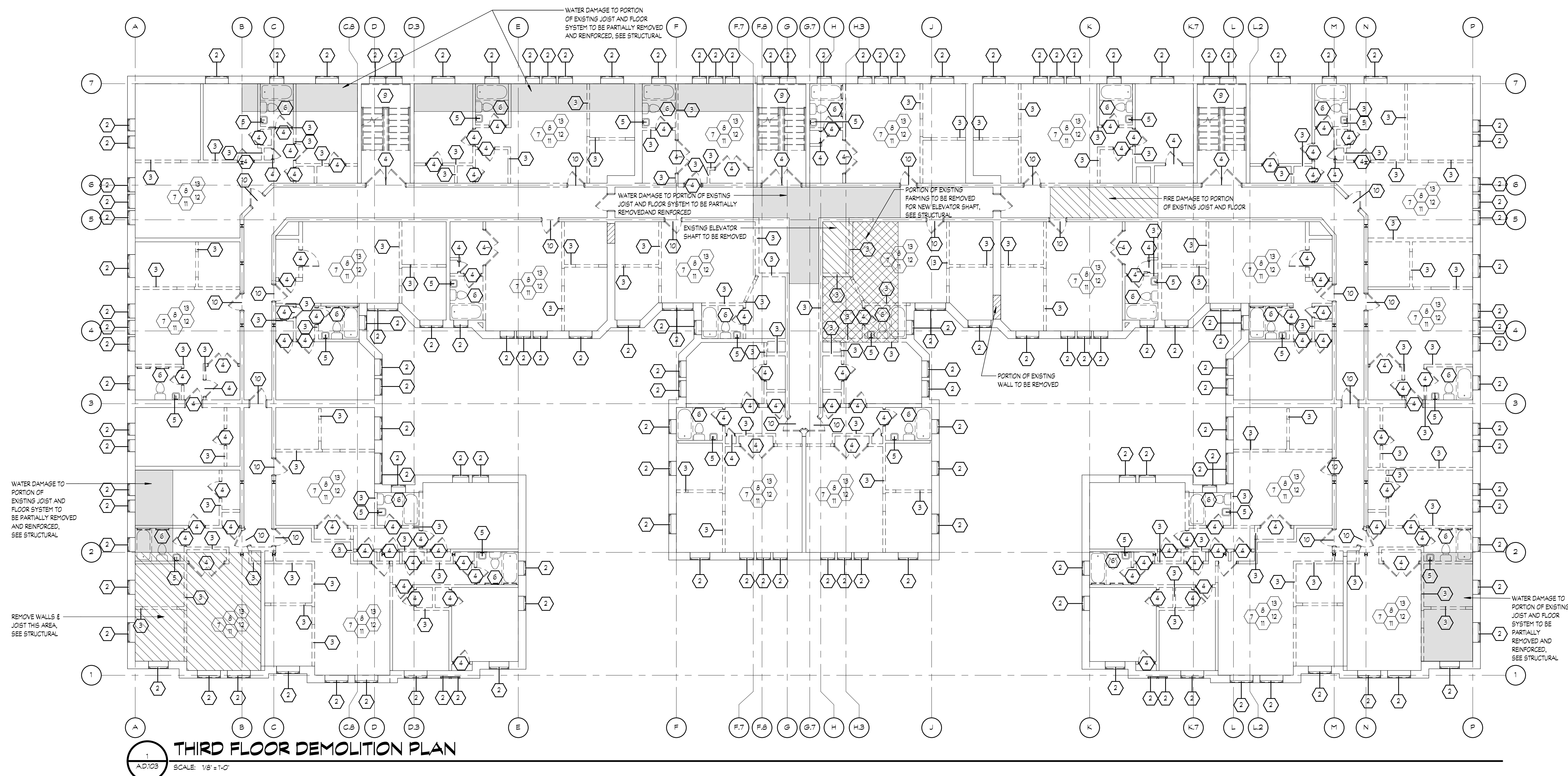
A.D.103

	REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL SAW CUT FLOOR @ SANITARY LINE, SEE MECHANICAL DRAWINGS
	REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

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DEMOLITION WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN

EXISTING WINDOW TO REMAIN

EXISTING DOOR, FRAME AND HARDWARE TO REMAIN

REMOVE EXISTING WALL AND/OR CONSTRUCTION

REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)

REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL, SAW CUT FLOOR & SANITARY LINE, SEE MECHANICAL DRAWINGS

REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

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FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL

MICHIGAN

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

DETROIT

06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE
FOURTH FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.104

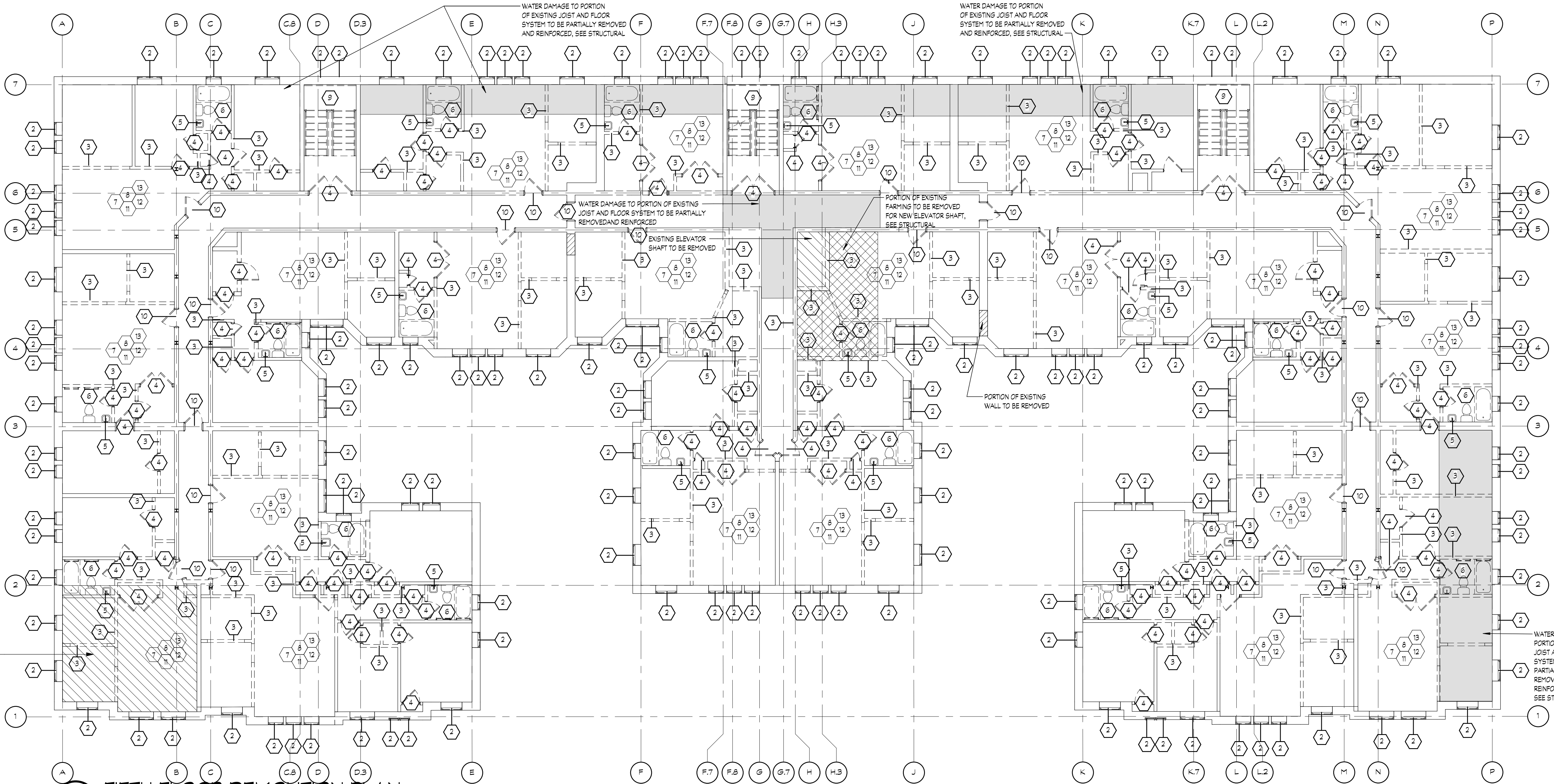
DEMOLITION WALL LEGEND:			
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN		REMOVE EXISTING WALL AND/OR CONSTRUCTION	
EXISTING WINDOW TO REMAIN		REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)	
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN		REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE	

	REMOVE EXISTING FLOORING AND FLOOR JOISTS IN THIS AREA, SEE STRUCTURAL. SAW CUT FLOOR & SANITARY LINE, SEE MECHANICAL DRAWINGS
	REMOVE PORTION OF EXISTING SLAB, SEE STRUCTURAL

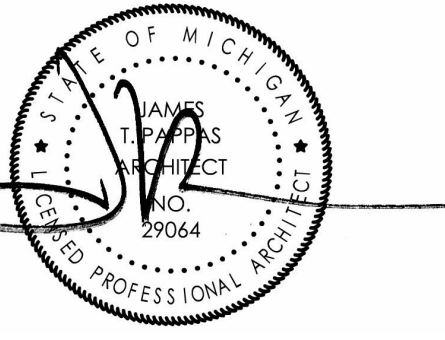
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DEMOLITION PLAN NOTES: #

1. REMOVE EXISTING EXTERIOR DOOR AND FRAME. EXAMINE ALL LINTELS, REPLACE THOSE SHOWING SIGNS OF FAILURE OR DELAMINATION.
2. REMOVE EXISTING WINDOW AND FRAME. EXAMINE ALL LINTELS, REPLACE THOSE SHOWING SIGNS OF FAILURE OR DELAMINATION.
3. REMOVE EXISTING INTERIOR PARTITION.
4. REMOVE EXISTING INTERIOR DOOR AND FRAME.
5. REMOVE EXISTING PLUMBING FIXTURE(S). COORDINATE WASTE, VENT AND SUPPLY DEMOLITION WITH MECHANICAL DRAWINGS.
6. REMOVE EXISTING TOILET ACCESSORIES INCLUDING, BUT NOT LIMITED TO, GRAB BARS, MIRRORS, DISPENSERS, ETC.
7. REMOVE EXISTING WALL FINISHES AND PREP FOR NEW.
8. REMOVE EXISTING CASEWORK.
9. PORTION OF EXISTING STAIR FRAMING TO BE REMOVED AND REPLACED, REFER TO STRUCTURAL DEMOLITION PLANS FOR FURTHER INFORMATION.
10. REMOVE EXISTING ENTRY DOOR AND FRAME. DEMO ADJACENT WALL FOR WIDENING OF UNIT ENTRANCE PER CODE REQUIREMENTS.
11. REMOVE EXISTING CEILING AND LATH.
12. REMOVE EXISTING FLOOR COVERING / FINISHES BACK TO FINISHED FLOOR.
13. REMOVE EXISTING ELECTRICAL AND RELOCATE IN RELATION TO THE UNIT CHANGES.
14. REMOVE AND REPLACE VESTIBULE STAIRS, INSTALL NEW GUARD RAILS.
15. DEMO WORK AT EXISTING DOORS, CONCRETE STAIRS TO BE REMOVED. REPAIR AREA AFTER DEMOLITION AS NEEDED.



FIFTH FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



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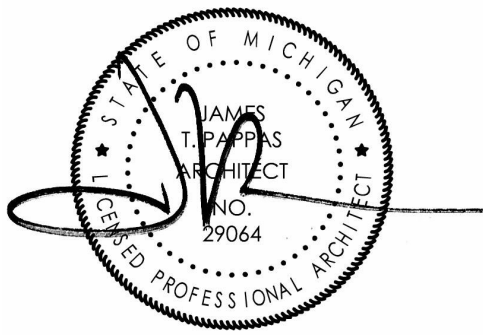
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FIFTH FLOOR FLOOR DEMOLITION PLAN

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FIRST FLOOR PLAN

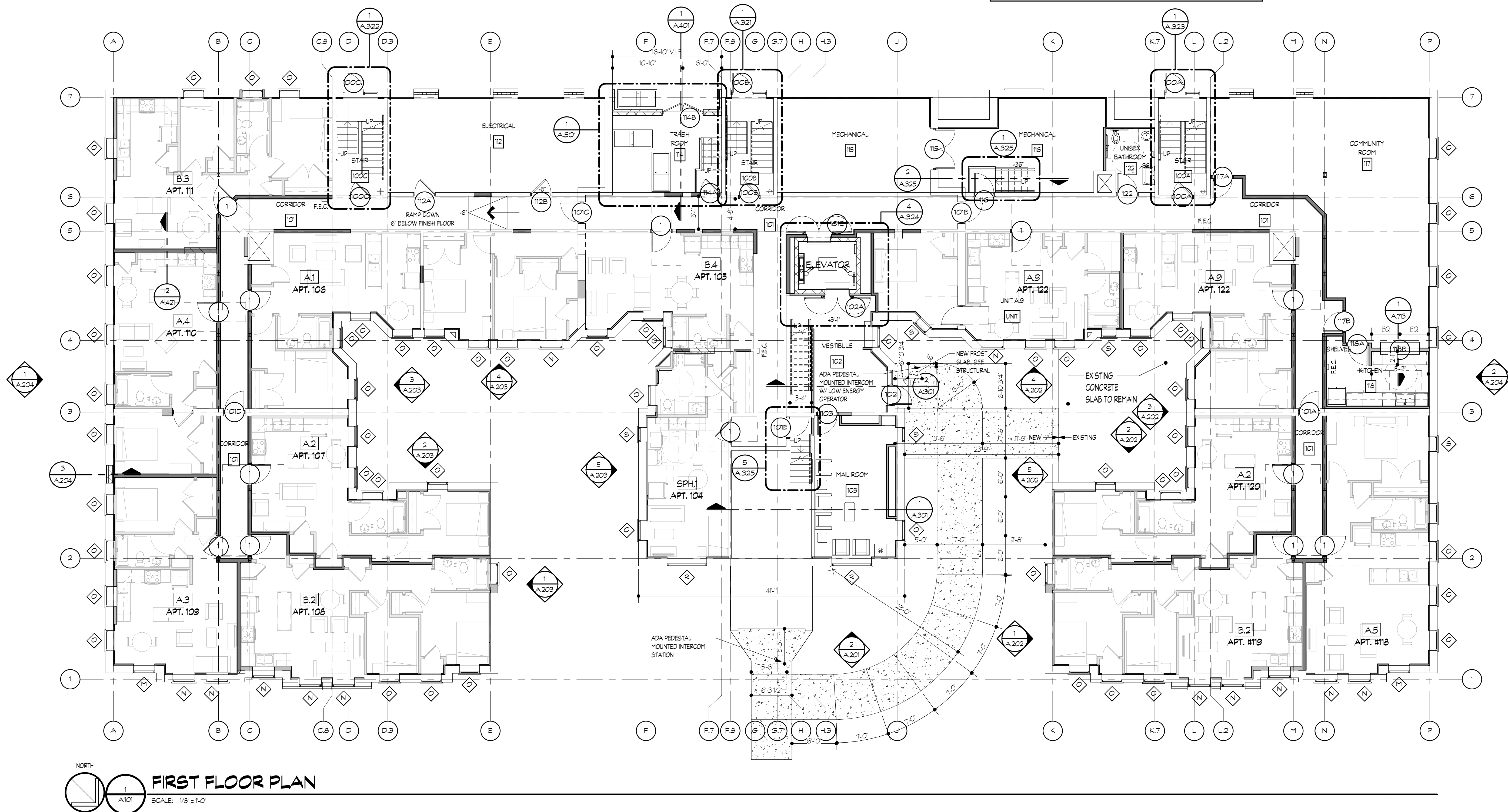
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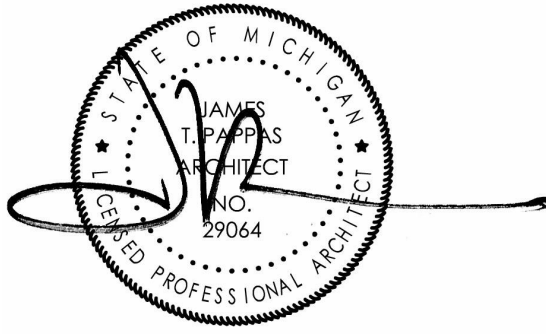
A.101

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SECOND FLOOR PLAN

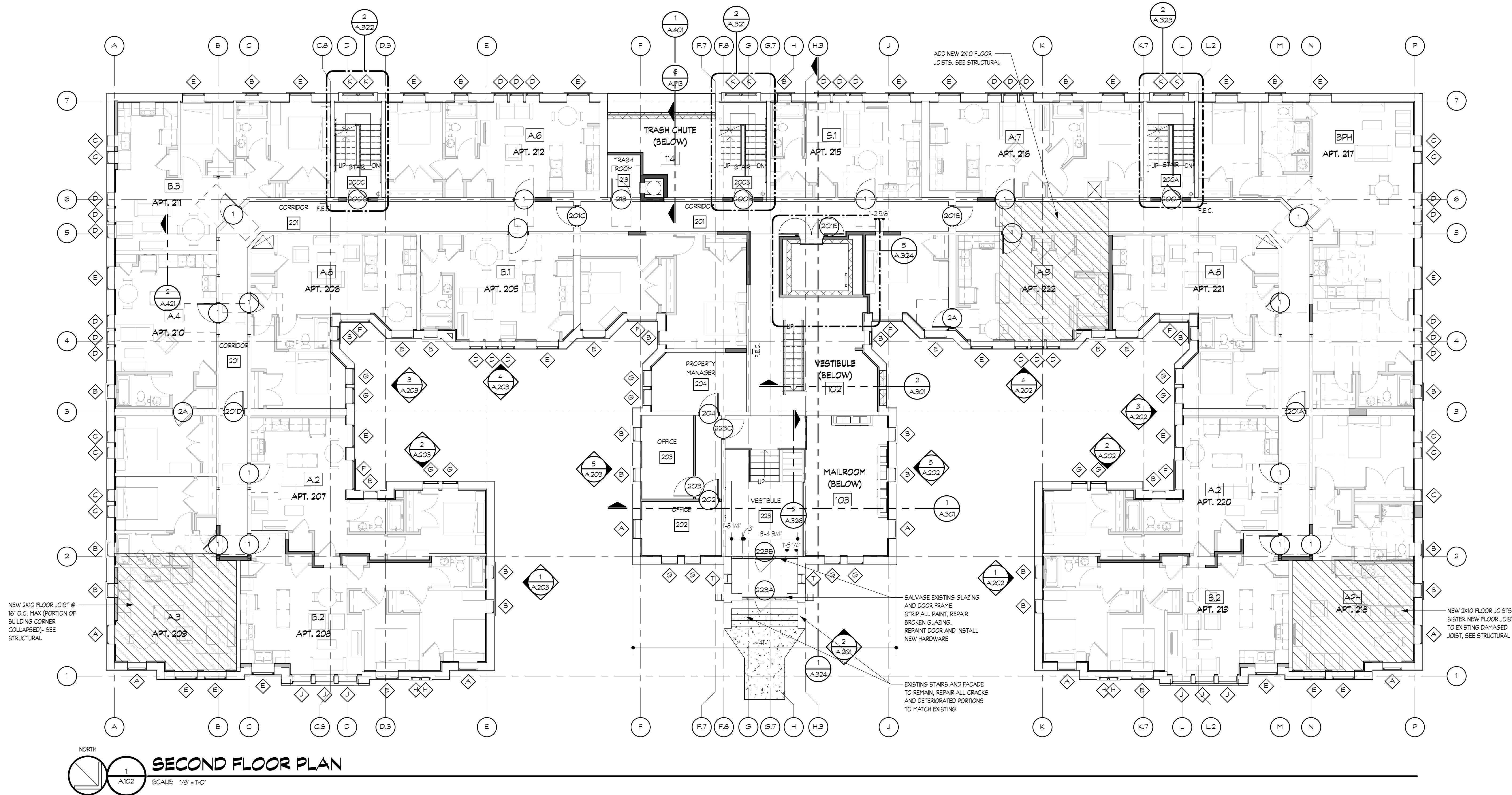
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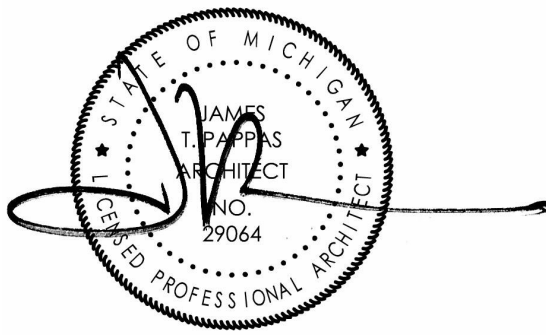
A.102

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THIRD FLOOR PLAN

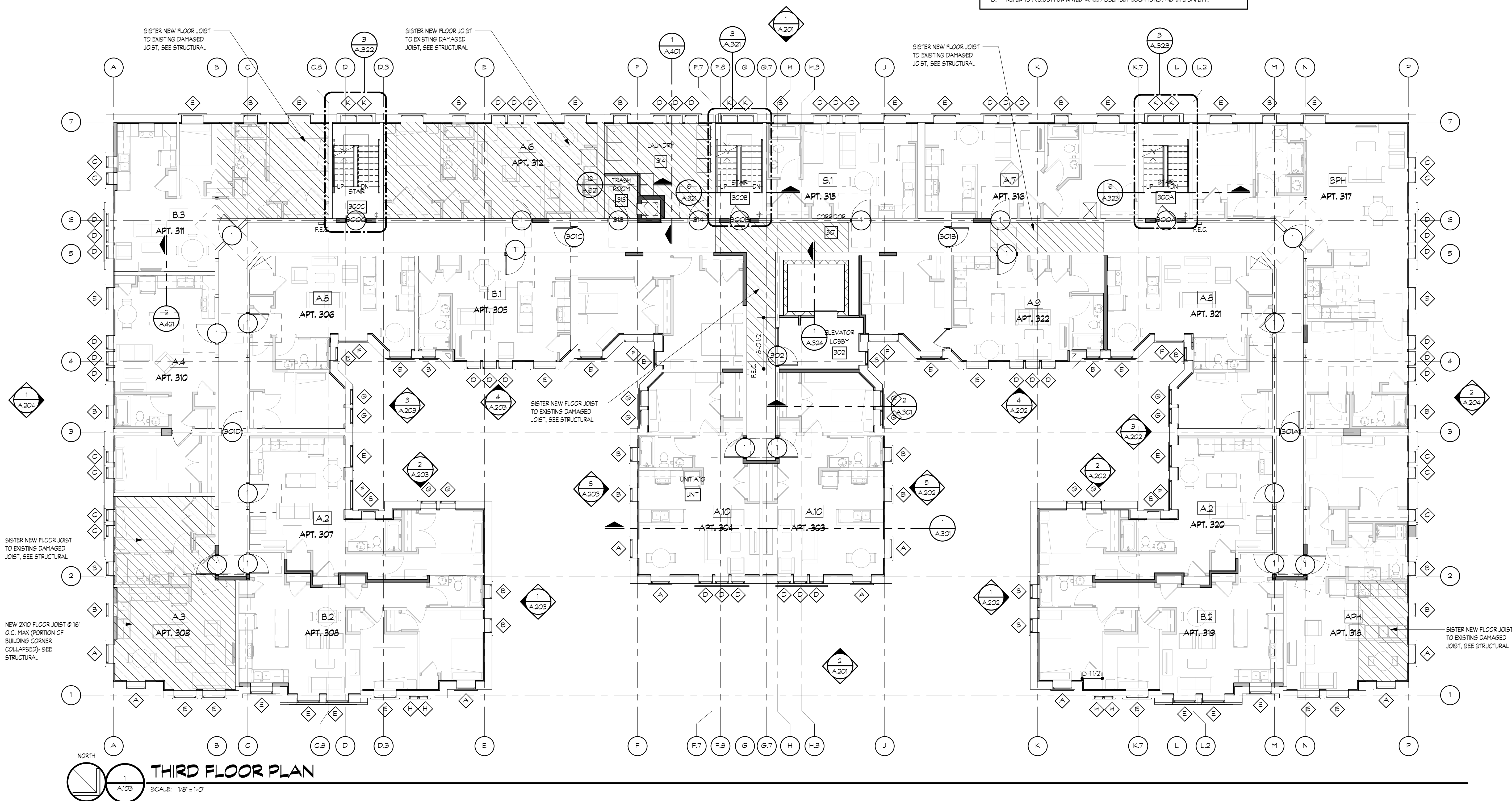
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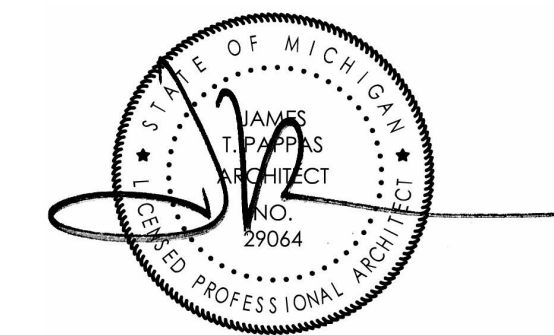
A.103

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TRC22.066

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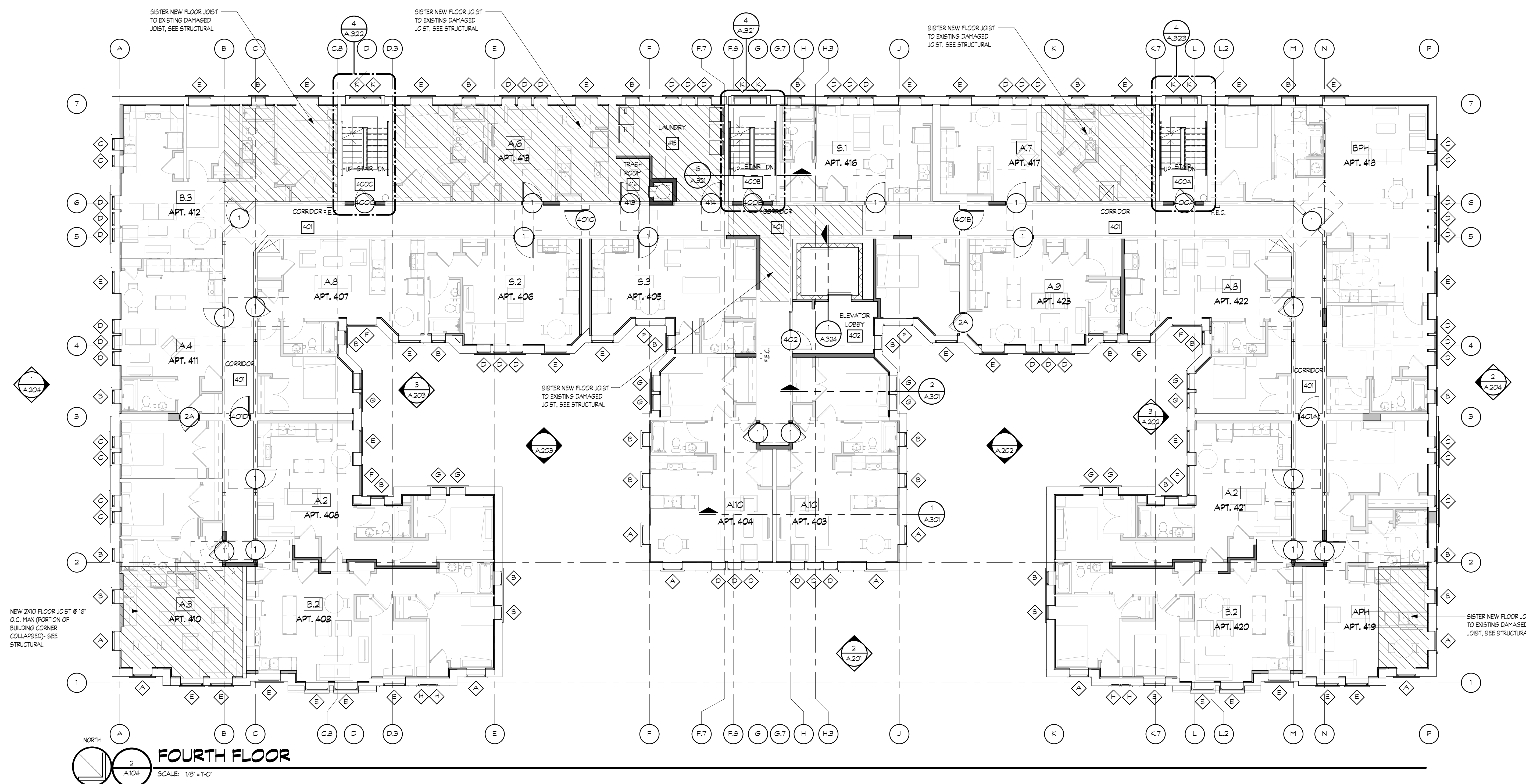
FOURTH FLOOR PLAN

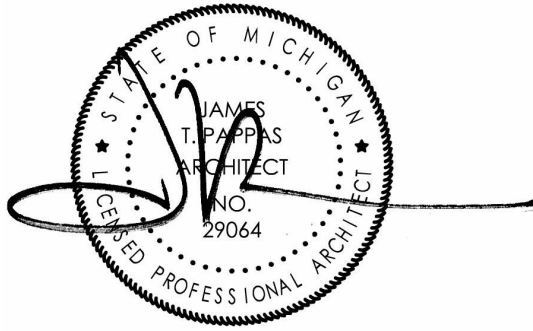
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FIFTH FLOOR PLAN

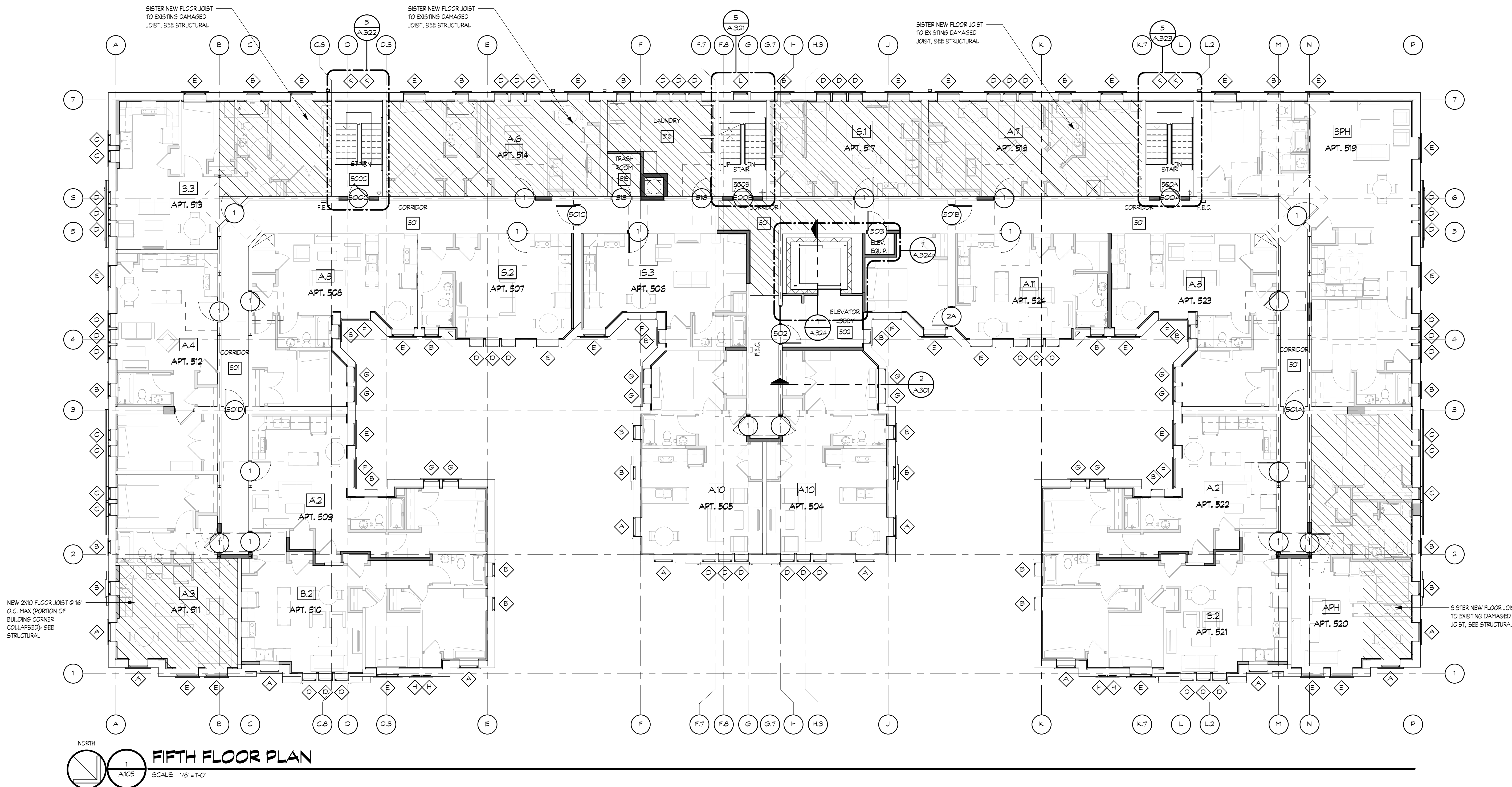
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- ROOF DEMOLITION NOTES**
1. RECONSTRUCT FAILED ROOF STRUCTURE.
 2. REMOVE EXISTING ROOFING SYSTEM BACK TO DECK AND INSTALL NEW TPO OR PVC ROOF SYSTEM OVER MINIMUM R-30 RIGID INSULATION ON EXISTING WOOD ROOF SHEATHING INCLUDING GRAVEL STOPS, COPINGS, FLASHING, WALKWAY PADS ETC. PROVIDE UNIT COSTS FOR DETERIORATED SHEATHING REPLACEMENT.
 3. STABILIZE AND REFRAME PARAPET WALL AT AREA OF COLLAPSED ROOF. SEE STRUCTURAL.
 4. REPLACE ANY SECTIONS OF DAMAGED ROOF SHEATHING.

- GENERAL ROOF NOTES**
1. EXISTING ROOF DRAINS SHALL BE REMOVED AND REINSTALLED AS REQUIRED TO COMPLETE NEW WORK.
 2. REPLACE DAMAGED, DETERIORATED AND OTHERWISE UNSUITABLE WOOD BLOCKING WITH NEW.
 3. PREPARE EXISTING ROOF DECK AND INSTALL NEW BASE SHEET, R-30 RIGID INSULATION AND ROOF MEMBRANE AT ALL ROOF AREAS.
 4. MAINTAIN EXISTING ROOF SLOPES. CRICKETS AND SADDLES SHALL BE FORMED FROM TAPERED INSULATION, MIN 2% SLOPE. VERIFY EXISTING CONDITIONS IN FIELD.
 5. THE ROOFING CONTRACTOR SHALL PROVIDE AND INSTALL MANUFACTURER RECOMMENDED UNDERLAYMENTS, SLIP SHEETS, ISOLATION MATERIALS, ETC. NOT SPECIFICALLY INDICATED ON THE DRAWINGS FOR A COMPLETE ROOF SYSTEM INSTALLATION.
 6. INSTALL MANUFACTURER'S STANDARD WALKWAY PADS AS INDICATED ON PLAN. FINAL EXACT PLACEMENT TO BE APPROVED BY OWNER AFTER NEW ROOF TOP EQUIPMENT IS INSTALLED.
 7. REFER TO SHEET A-191 FOR ADDITIONAL ROOFING DETAILS NOT SPECIFICALLY INDICATED ON THE ROOF PLAN BUT MAY APPLY TO EXISTING FIELD CONDITIONS
 8. COMMUNICATION EQUIPMENT NOT INDICATED FOR CLARITY. REMOVAL AND RELOCATION/REINSTALLATION OF EQUIPMENT BY OTHERS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION & SCHEDULING W/ OTHER WORK.

ROOF PLAN LEGEND	
	LOCATION OF WALKING PADS
	ROOF SUMP (R.S.)
	EXHAUST FAN (E.F.) SEE MECHANICAL
	ROOF TOP UNIT (R.T.U.) SEE MECHANICAL
	DOWNSPOUT
	VENT STACK

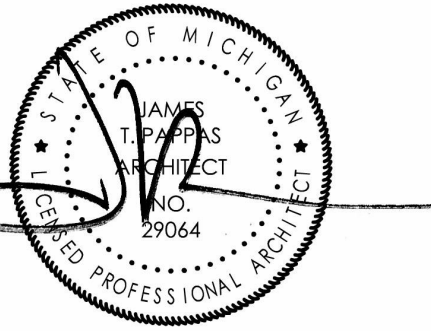
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FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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MICHIGAN

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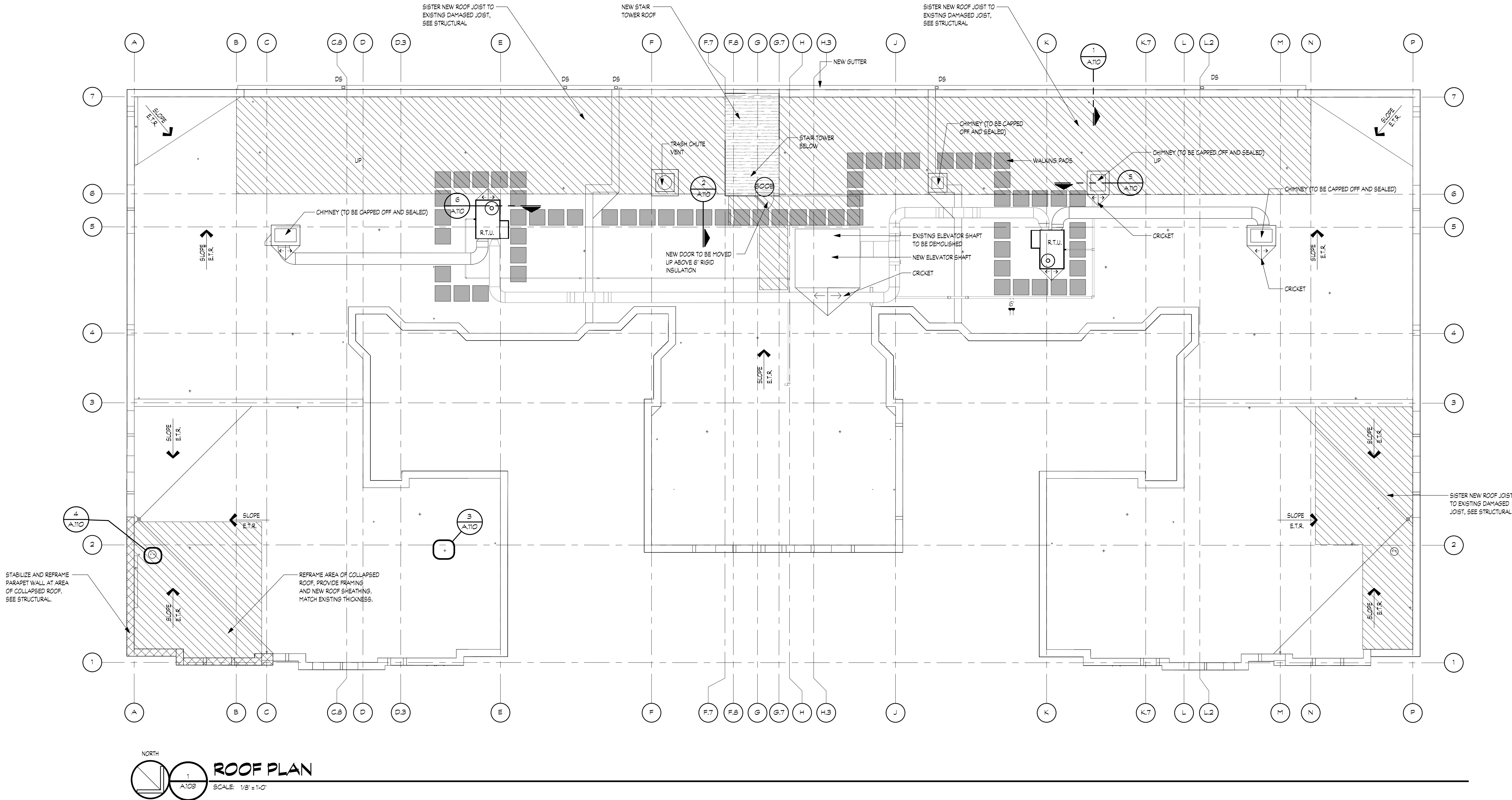
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

A.109

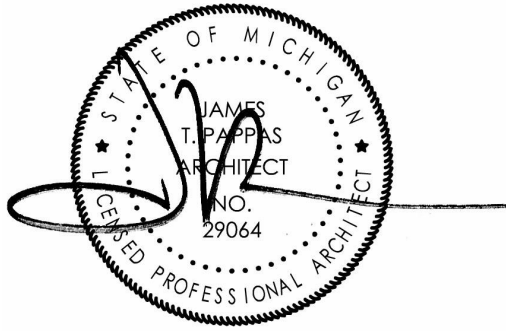


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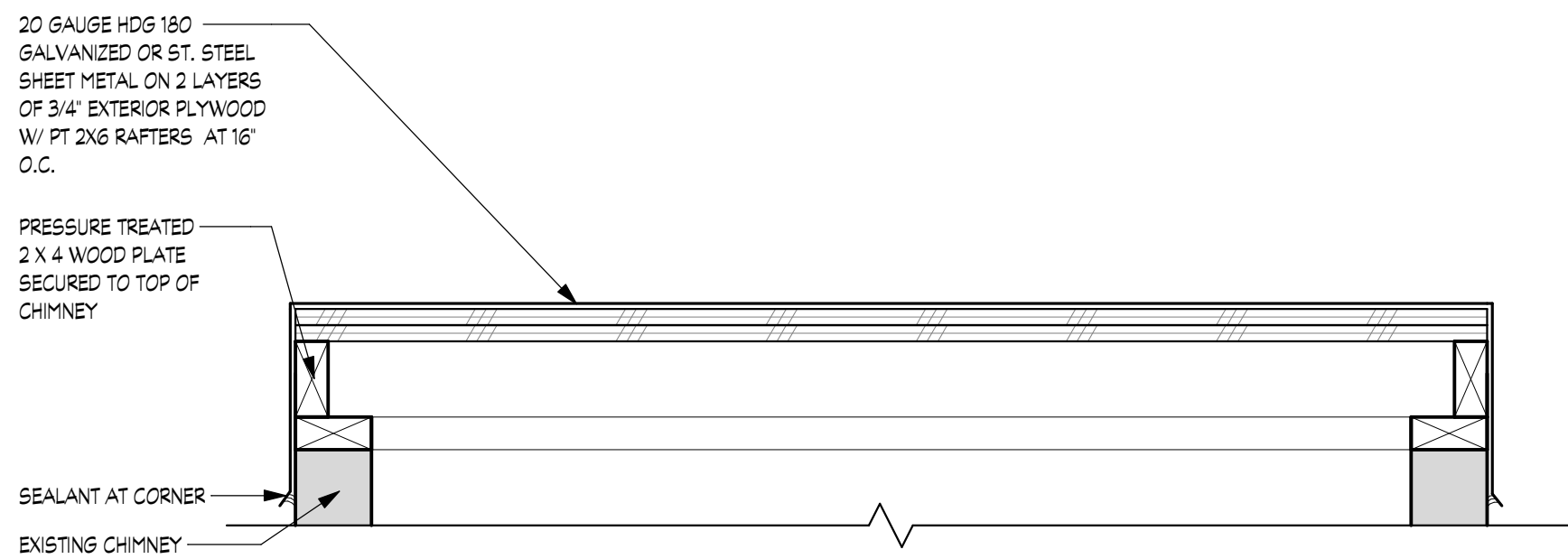
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

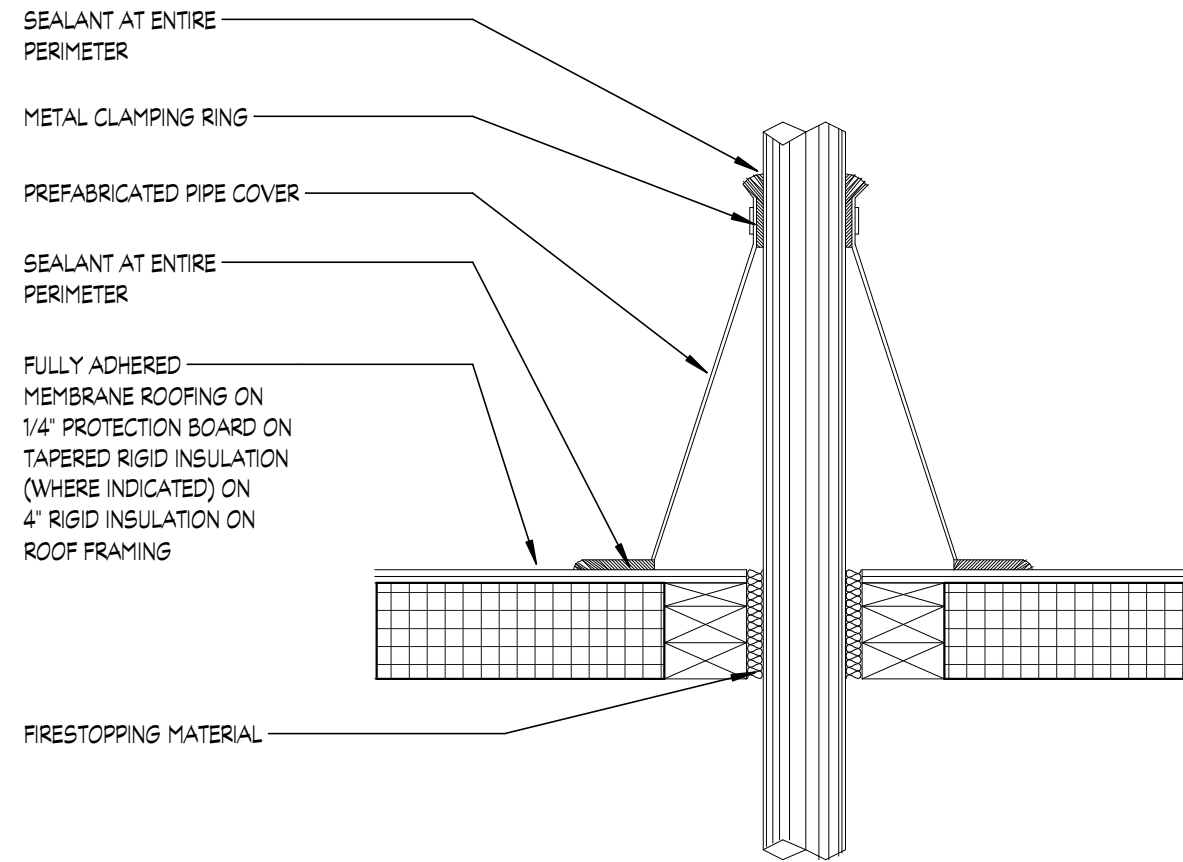
ROOF DETAILS

DRAWING NUMBER

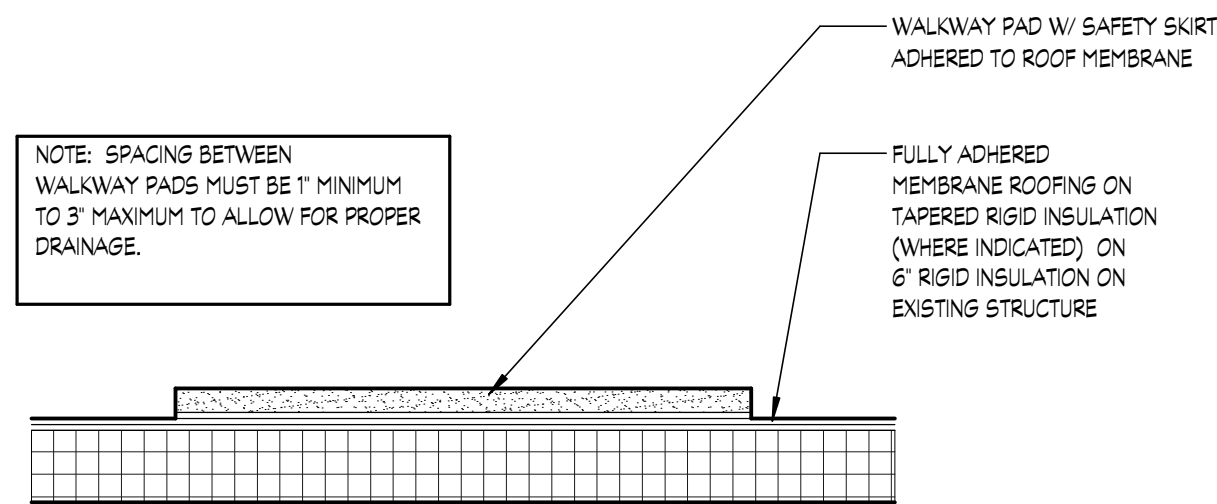
A.110



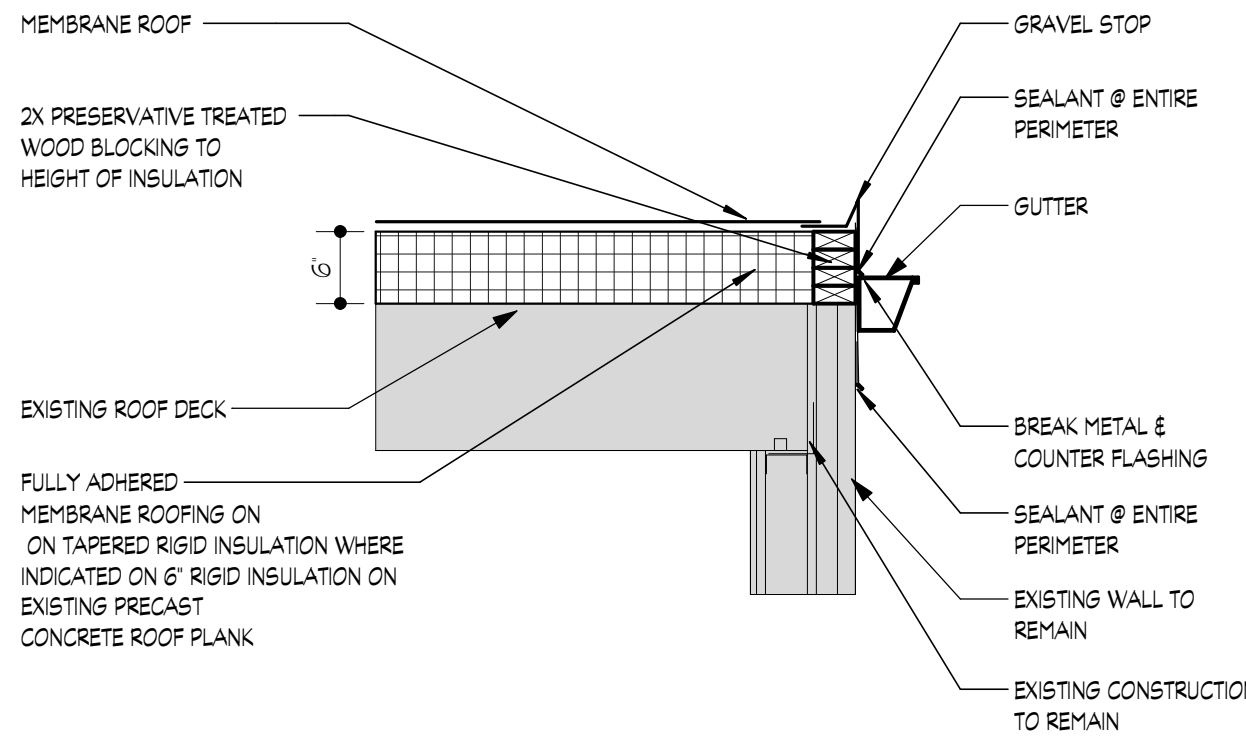
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A.T.O
TYPICAL CAP DETAIL
SCALE: 1 1/2" = 1'-0"



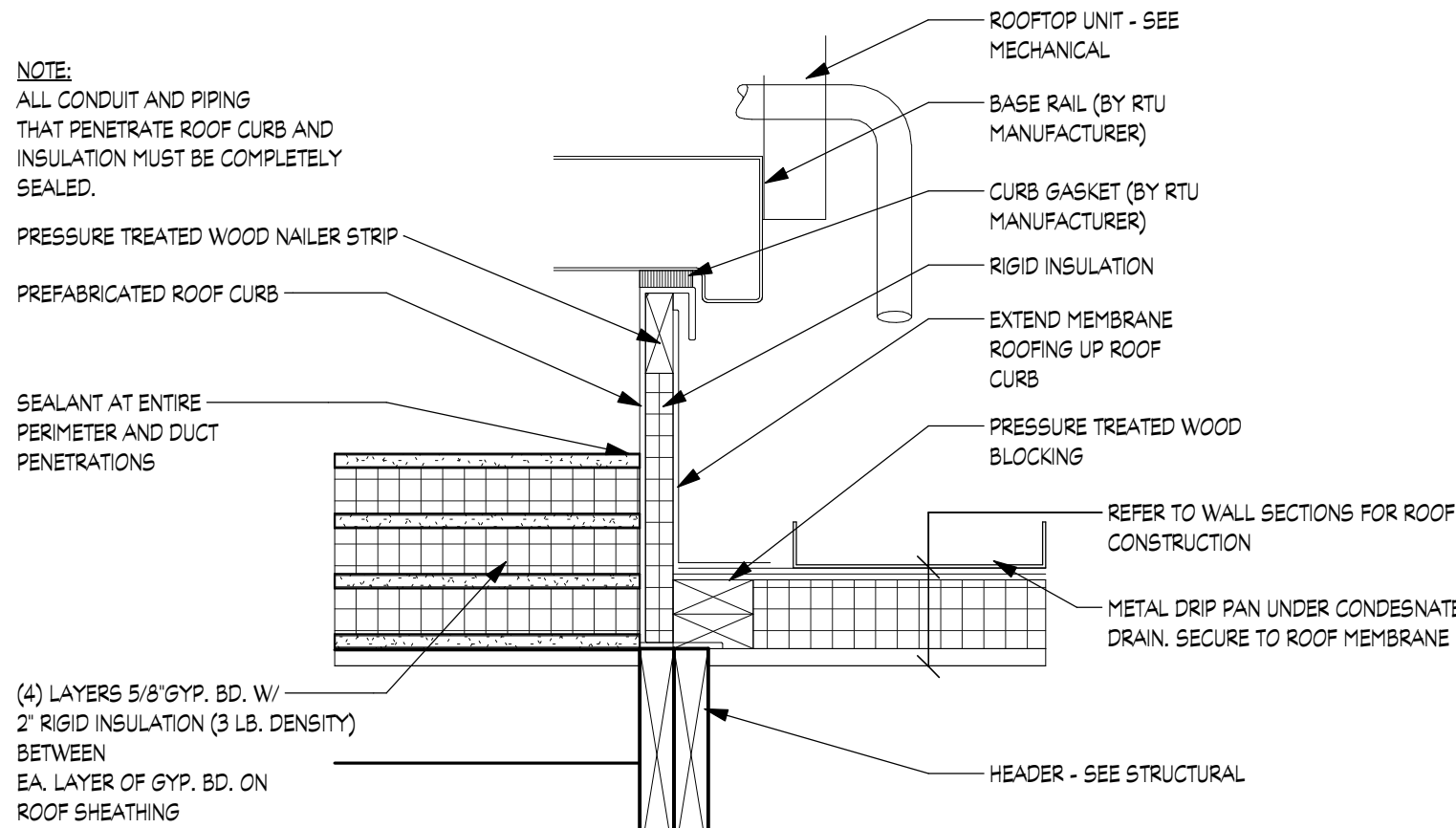
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A.T.O
ROOF PENETRATION DETAIL
SCALE: 1 1/2" = 1'-0"



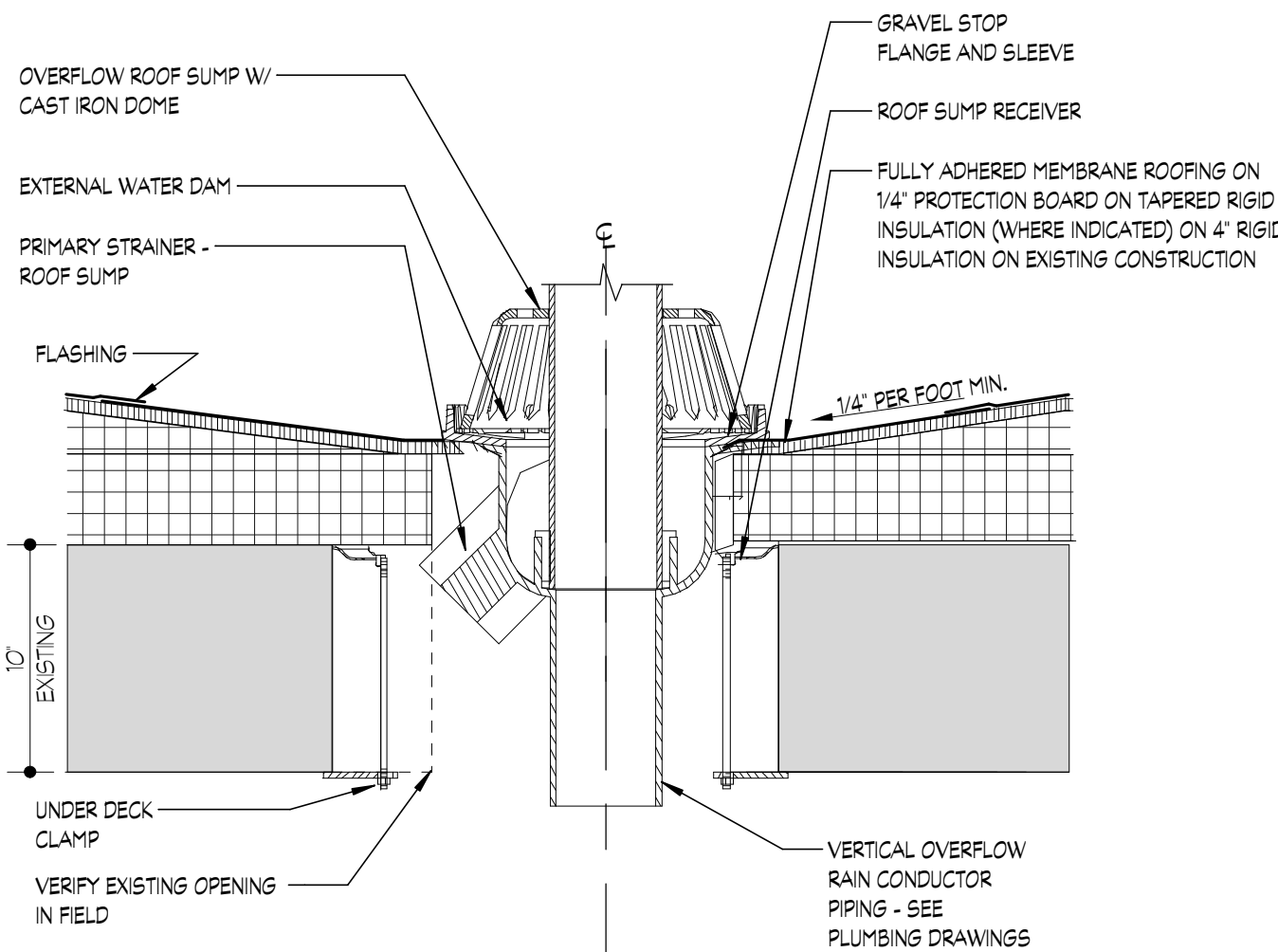
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A.T.O
WALKWAY PAD
SCALE: 1 1/2" = 1'-0"



1
A.T.O
ROOF EDGE SECTION
SCALE: 3/4" = 1'-0"



6
A.T.O
RTU CURB DETAIL
SCALE: 1 1/2" = 1'-0"



4
A.T.O
COMBINATION ROOF SUMP/
OVERFLOW SECTION
SCALE: 1 1/2" = 1'-0"

FACADE RESTORATION PHASES OF WORK:	
PHASE 1:	1. BRICK MASONRY LINTEL REPAIR - INCLUDES 3 COURSES OF BRICK VENEER, NEW STEEL LINTEL AND FLASHINGS. 2. BACK-UP WALL / COPING REPAIR ALLOWANCE - INCLUDES PARAPET REPAIRS 3. REPAIR MAIN-ENTRY FACADE AND RESECURE STONE WORK. 4. TUCKPOINT - REMOVE AND REPLACE BROKEN, UNSOUND OR LOOSE MASONRY AT REAR ELEVATION FACING ALLEY (SEE STRUCTURAL)
PHASE 2:	1. CLEAN HEAVILY SOILED AREAS. 2. MASONRY FACADE CLEANING
PHASE 3:	1. BRICK REPAIR AREA - REBUILD / TUCKPOINTING - TUCKPOINT BRICK MASONRY 2. MASONRY CRACK REPAIRS - TUCKPOINT BRICK MASONRY 3. STONE REPAIR AREA - REBUILD / TUCKPOINT - INCLUDES RESETTling STONES AND TUCKPOINTING.

GENERAL ELEVATION NOTES:	
1. EXTERIOR MASONRY RESTORATION WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REPORT PREPARED BY THE STRUCTURAL ENGINEER. THIS REPORT DESCRIBES THE CONDITIONS OF ALL EXTERIOR WALLS AND EXTERIOR COMPONENTS (WINDOW SILLS, STONEMASONRY, LINTELS, ETC.) AS WELL AS RESTORATIVE MEASURES REQUIRED TO ALLEVIATE OR CORRECT DEFICIENCIES.	7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCKPOINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.
2. THE ENTIRE EXTERIOR OF THE BUILDING, INCLUDING ALL EXISTING EXTERIOR MATERIALS (BRICK, STONE, METAL, PRECAST CONCRETE, ETC.) SHALL BE CLEANED USING A NON-IONIC DETERGENT, NATURAL OR SYNTHETIC BRISTLE BRUSHES, AND A LOW PRESSURE (UNDER 100 PSI) WATER WASH.	8. TUCKPOINTING TO MATCH THE EXISTING MORTAR TYPE, STRENGTH, COLOR AND HARDNESS IS TO BE PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED. REMOVE DETERIORATED MORTAR BY CAREFULLY HAND RAISING THE JOINTS TO AVOID DAMAGING THE MASONRY. HAVE EXISTING MORTAR ANALYZED FOR COMPOSITION AND STRENGTH.
3. REMOVE GRAFFITI, PAINT AND EXISTING COATINGS FROM ALL PORTIONS OF THE EXISTING BUILDINGS.	9. ALL INFILL MASONRY FOR THE EXISTING BUILDINGS MUST MATCH EXISTING BRICK SIZE, SHAPE AND COURSING.
4. WALL SURFACES SHALL BE INSPECTED TO DETERMINE WHERE LIMESTONE, BRICK OR PRECAST REPAIRS OR REPLACEMENT ARE REQUIRED. REPAIRS AND REPLACEMENT ARE TO MATCH EXISTING.	10. REMOVE AND REPLACE ALL EXISTING DAMAGED OR DETERIORATED STEEL LINTELS OR SHELF ANGLES. COORDINATE REBUILD AND REPLACEMENT OF DAMAGED STEEL LINTELS WITH THE STRUCTURAL ENGINEER AND ARCHITECT. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED STEEL COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS. SCRAPE AND PAINT ALL EXISTING STEEL LINTELS TO REMAIN. GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE TO COVER THE COST OF REPLACING 5% OF ADDITIONAL LINTELS, ABOVE AND BEYOND THE LINTELS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS.
5. ALL DAMAGED STONE AND PRECAST WORK MUST BE REPAIRED AND/OR REPLACED TO MATCH EXISTING. RESET AND SECURE ALL LOOSE STONE.	11. REMOVE AND REPLACE ALL EXISTING DOORS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENINGS.

RESTORATION SCHEDULE	
1.	IN ADDITION TO INDICATED RESTORATION LOCATIONS, INCLUDE 10 % OF FACADE MORTAR JOINTS TO BE REPOINTED AND 5% OF DETERIORATED BRICK REPLACEMENT.
2.	REFER TO STRUCTURAL DRAWINGS FOR BRICK REPLACEMENTS AND BRICK REPAIR GUIDELINES FOR TUCKPOINTING AND STEEL LINTEL REPLACEMENT AND RECEPTOR.
3.	THE PERCENTAGES OF BRICK REPLACEMENT AND REPOINTING ARE NOT ALL INCLUSIVE. CAREFULLY EXAMINE THE ENTIRE FACADE FOR DEFECTS INCLUDING CRACKS, SPALLS, AND EXCESSIVE RECESSED AND SOFT MORTAR. ALSO, REPOINT PREVIOUSLY TUCKPOINTED AREAS ESPECIALLY ON THE HIGHER AREAS. SPECIAL ATTENTION SHALL BE GIVEN TO THE UPPER AREAS INCLUDING PARAPETS AND BRICK TOWERS.
4.	CONTRACTOR TO BRING ANY DEFICIENCIES AND/ OR DISCREPANCIES IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT / STRUCTURAL ENGINEER

ELEVATION KEY NOTES:	
1	COPING AND PARAPET REPAIR AREA.
2	REMOVE AND REPLACE ALL DETERIORATED GUTTERS/DOWNSPOUTS
3	REMOVE ELECTRICAL WORK FROM BUILDING FACADE
4	REPAIR + PAINT PANELS

FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.201 THRU S.204

FSP

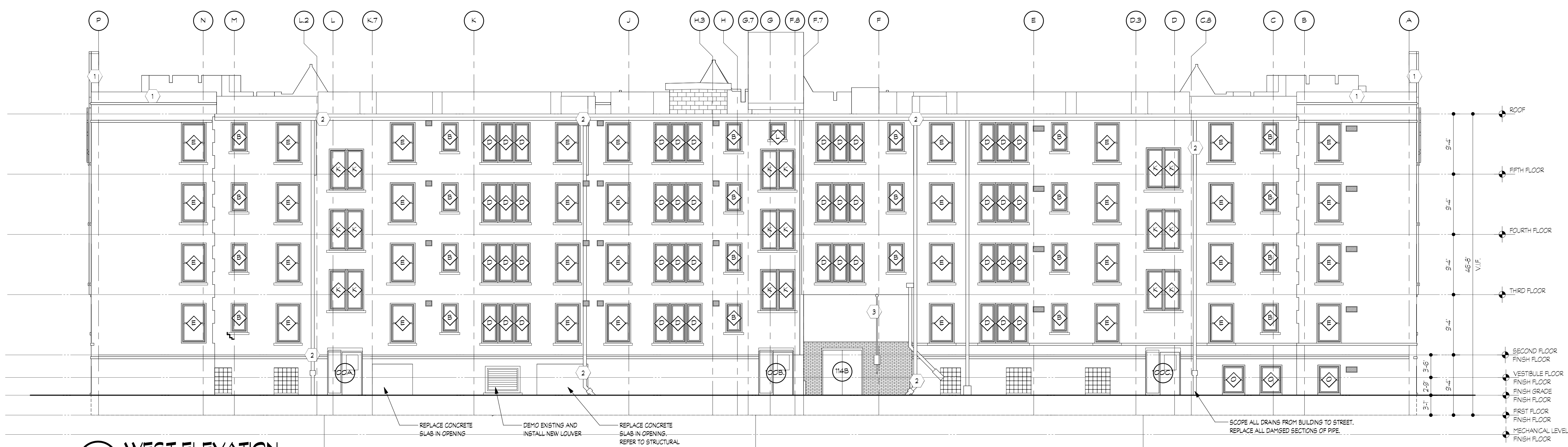
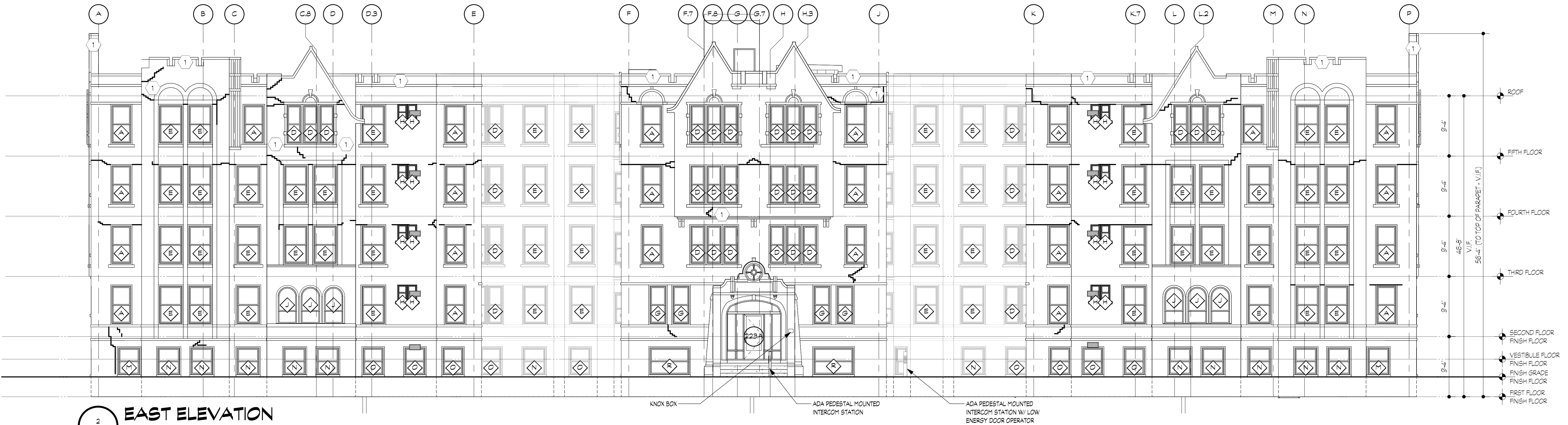
FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL

STATE OF MICHIGAN
FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECT
NO. 29064
PROFESSIONAL SEAL



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

DETROIT

06.24.2025 BIDS
05.09.2025 PERMITS
01.29.2025 DD
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A.201

FACADE RESTORATION PHASES OF WORK:	
PHASE 1:	1. BRICK MASONRY LINTEL REPAIR - INCLUDES 3 COURSES OF BRICK VENEER, NEW STEEL LINTEL AND FLASHINGS. 2. BACK-UP WALL / COPING REPAIR ALLOWANCE - INCLUDES PARAPET REPAIRS 3. REPAIR MAIN-ENTRY FACADE AND RESECURE STONE WORK. 4. TUCKPOINT - REMOVE AND REPLACE BROKEN, UNSOUND OR LOOSE MASONRY AT REAR ELEVATION FACING ALLEY (SEE STRUCTURAL).
PHASE 2:	1. CLEAN HEAVILY SOILED AREAS. 2. MASONRY FACADE CLEANING
PHASE 3:	1. BRICK REPAIR AREA - REBUILD / TUCKPOINTING - TUCKPOINT BRICK MASONRY 2. MASONRY CRACK REPAIRS - TUCKPOINT BRICK MASONRY 3. STONE REPAIR AREA - REBUILD / TUCKPOINT - INCLUDES RESETTING STONES AND TUCKPOINTING.

GENERAL ELEVATION NOTES:	
1. EXTERIOR MASONRY RESTORATION WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REPORT PREPARED BY THE STRUCTURAL ENGINEER. THIS REPORT DESCRIBES THE CONDITIONS OF ALL EXTERIOR WALLS AND EXTERIOR COMPONENTS (WINDOW SILLS, STONework, LINTELS, ETC.) AS WELL AS RESTORATIVE MEASURES REQUIRED TO ALLEVIATE OR CORRECT DEFICIENCIES.	7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCK POINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.
2. THE ENTIRE EXTERIOR OF THE BUILDING, INCLUDING ALL EXISTING EXTERIOR MATERIALS (BRICK, STONE, METAL, PRECAST CONCRETE, ETC.) SHALL BE CLEANED USING A NON-IONIC DETERGENT, NATURAL OR SYNTHETIC BRISTLE BRUSHES, AND A LOW PRESSURE (UNDER 100 PSI) WATER WASH.	8. TUCK POINTING TO MATCH THE EXISTING MORTAR TYPE, STRENGTH, COLOR AND HARDNESS IS TO BE PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED. REMOVE DETERIORATED MORTAR BY CAREFULLY HAND RAKING THE JOINTS TO AVOID DAMAGING THE MASONRY. HAVE EXISTING MORTAR ANALYZED FOR COMPOSITION AND STRENGTH.
3. REMOVE GRAFFITI, PAINT AND EXISTING COATINGS FROM ALL PORTIONS OF THE EXISTING BUILDINGS.	9. ALL INFILL MASONRY FOR THE EXISTING BUILDINGS MUST MATCH EXISTING BRICK SIZE, SHAPE AND COURSING.
4. WALL SURFACES SHALL BE INSPECTED TO DETERMINE WHERE LIMESTONE, BRICK OR PRECAST REPAIRS OR REPLACEMENT ARE REQUIRED. REPAIRS AND REPLACEMENT ARE TO MATCH EXISTING.	10. REMOVE AND REPLACE ALL EXISTING DAMAGED OR DETERIORATED STEEL LINTELS OR SHELF ANGLES. COORDINATE REMOVAL AND REPLACEMENT OF DAMAGED STEEL LINTELS WITH THE STRUCTURAL ENGINEER AND ARCHITECT. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED STEEL COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS. SCRAPE AND PAINT ALL EXISTING STEEL LINTELS TO REMAIN. GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE TO COVER THE COST OF REPLACING 5% OF ADDITIONAL LINTELS, ABOVE AND BEYOND THE LINTELS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS.
5. ALL DAMAGED STONE AND PRECAST WORK MUST BE REPAIRED AND/OR REPLACED TO MATCH EXISTING. RESET AND SECURE ALL LOOSE STONE.	11. REMOVE AND REPLACE ALL EXISTING DOORS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENINGS.
6. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED MASONRY COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE DRAWINGS.	12. REMOVE AND REPLACE EXISTING BACKER ROD AND SEALANT FROM ALL VERTICAL CONTROL JOINTS, EXPANSION JOINTS, WINDOWS, DOORS, COPINGS, ETC.
	13. REMOVE ALL EXISTING ELECTRICAL FIXTURES, FASTENERS, ANCHORS, ETC. PATCH AND REPAIR ALL DAMAGED CONSTRUCTION TO MATCH EXISTING.
	14. CAULK AND SEAL ALL PENETRATIONS, GAPS, SPACES, JOINTS, ETC. ON ENTIRE EXTERIOR OF BUILDING.
	15. THE EXTERIOR MUST BE THOROUGHLY DOCUMENTED, MEASURED AND PHOTOGRAPHED BY THE GENERAL CONTRACTOR PRIOR TO ANY DEMOLITION. PROVIDE LOCATION, TYPE AND PROFILE OF ANY REMOVED DECORATIVE ITEMS, BANDS, COPINGS, AND DECORATIVE HEADERS. ALL REPLACEMENT DECORATIVE ITEMS SHALL BE REPLICATED TO MATCH HISTORIC PROFILE. CONTRACTOR MUST SUBMIT SAMPLE REPLICATION PIECES AND EXISTING PHOTOGRAPHS FOR AREAS OF REPLACEMENT. ALL REPLACEMENT PIECES AND CORRESPONDING PHOTOS MUST BE SUBMITTED TO THE ARCHITECT, HISTORIC CONSULTANT AND OWNER FOR REVIEW. DEMOLITION OF EXTERIOR MUST NOT PROCEED UNTIL APPROVAL FROM THE ARCHITECT AND OWNER.

RESTORATION SCHEDULE	
1.	IN ADDITION TO INDICATED RESTORATION LOCATIONS, INCLUDE 10 % OF FACADE MORTAR JOINTS TO BE REPOINTED AND 5% OF DETERIORATED BRICK REPLACEMENT.
2.	REFER TO STRUCTURAL DRAWINGS FOR BRICK REPLACEMENTS AND BRICK REPAIR GUIDELINES FOR TUCKPOINTING AND STEEL LINTEL REPLACEMENT AND RECEPTOR.
3.	THE PERCENTAGES OF BRICK REPLACEMENT AND REPOINTING ARE NOT ALL INCLUSIVE. CAREFULLY EXAMINE THE ENTIRE FACADE FOR DEFECTS INCLUDING CRACKS, SPALLS, AND EXCESSIVE RECESSED AND SOFT MORTAR. ALSO, REPOINT PREVIOUSLY TUCKPOINTED AREAS ESPECIALLY ON THE HIGHER AREAS. SPECIAL ATTENTION SHALL BE GIVEN TO THE UPPER AREAS INCLUDING PARAPETS AND BRICK TOWERS..
4.	CONTRACTOR TO BRING ANY DEFICIENCIES AND/ OR DISCREPANCIES IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT / STRUCTURAL ENGINEER

ELEVATION KEY NOTES:	
1	COPING AND PARAPET REPAIR AREA.
2	REMOVE AND REPLACE ALL DETERIORATED GUTTERS/DOWNSPOUTS
3	REMOVE ELECTRICAL WORK FROM BUILDING FACADE
4	REPAIR + PAINT PANELS
FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.201 THRU S.204	

FSP

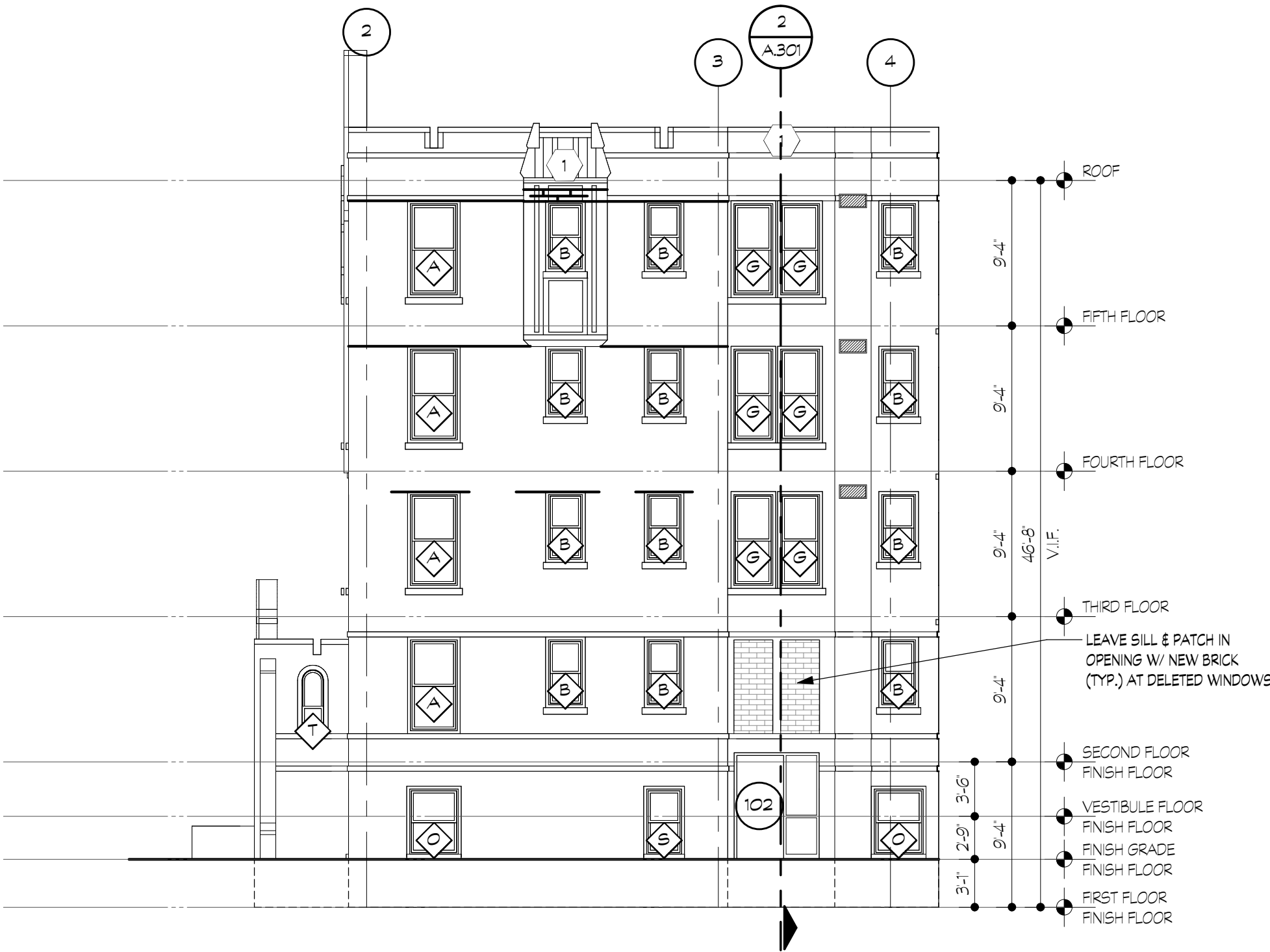
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550 E. NINE MILE ROAD
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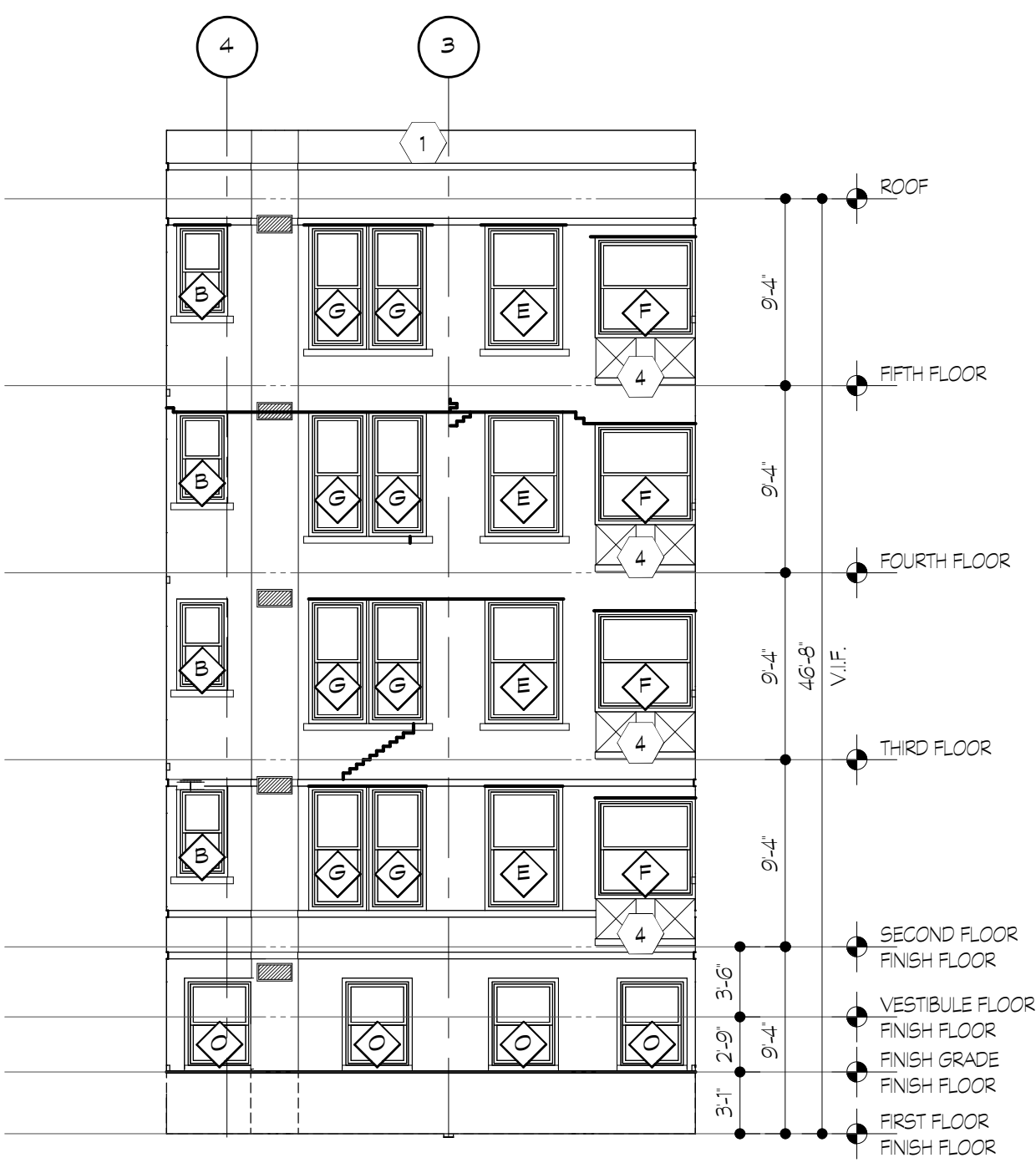
STATE OF MICHIGAN
JAMES P. PAPPAS
REGISTERED PROFESSIONAL ARCHITECT
NO. 29064



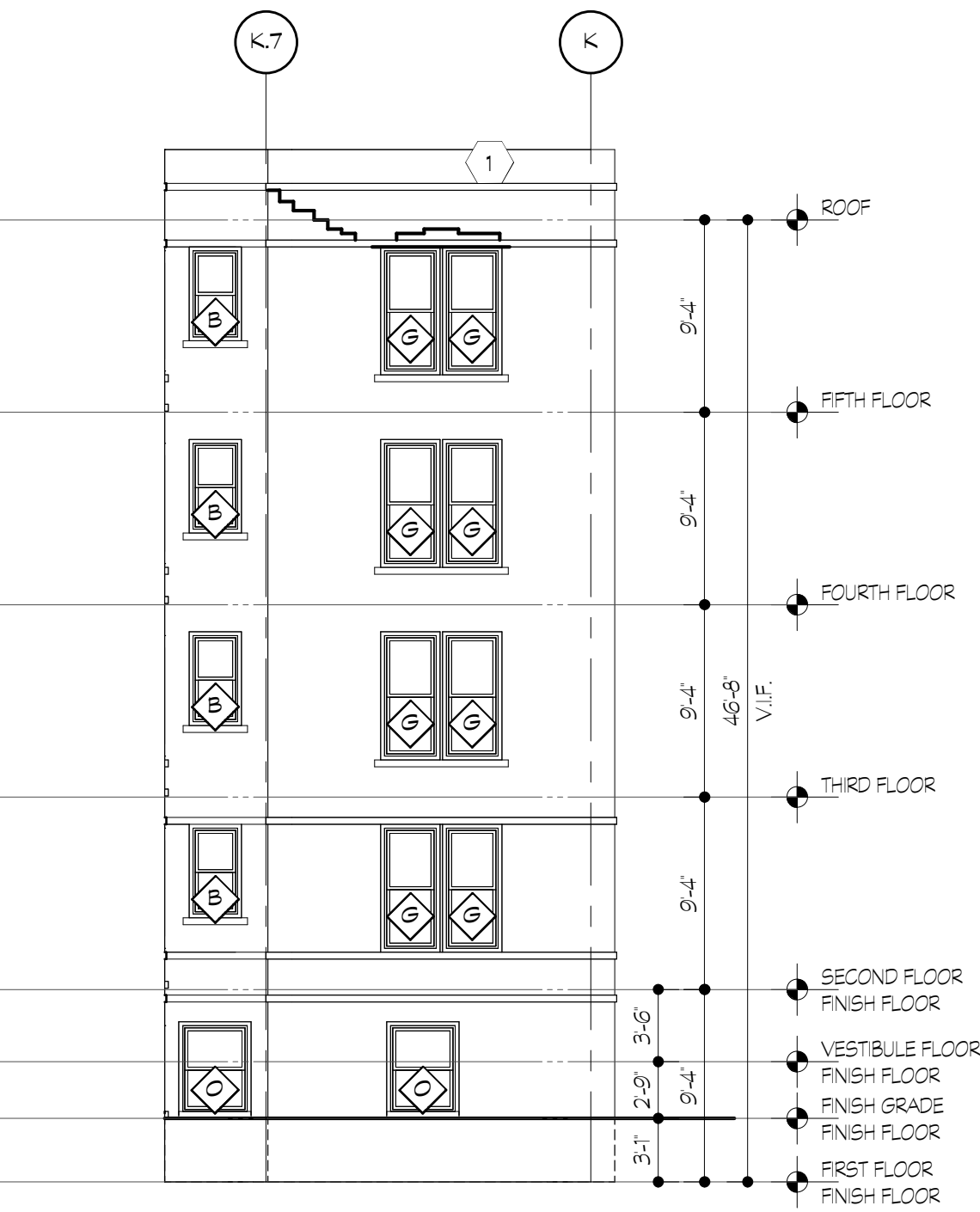
5 NORTH COURTYARD ELEVATION
A.202 SCALE: 1/8" = 1'-0"



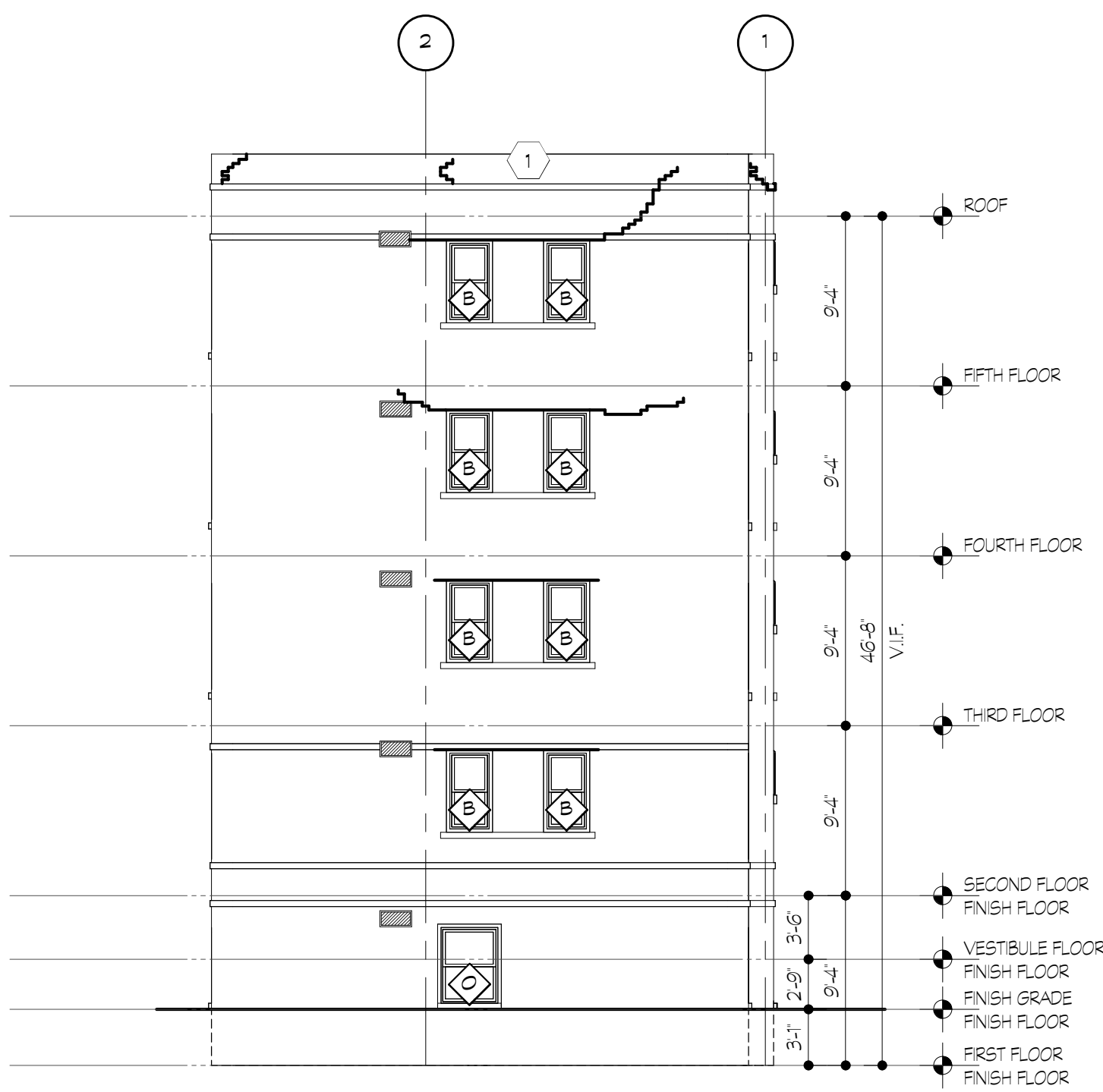
4 EAST COURTYARD ELEVATION
A.202 SCALE: 1/8" = 1'-0"



3 SOUTH COURTYARD ELEVATION
A.202 SCALE: 1/8" = 1'-0"



2 WEST COURTYARD ELEVATION
A.202 SCALE: 1/8" = 1'-0"



1 SOUTH COURTYARD ELEVATION
A.202 SCALE: 1/8" = 1'-0"

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

DETROIT

MICHIGAN

DATE: 06.24.2025 BIDS
05.09.2025 PERMITS
01.29.2025 DD
DATE: 01.29.2025 DD
ISSUE: 01.29.2025 DD

KEY PLAN

FSP PROJECT NO.
TRC22.064

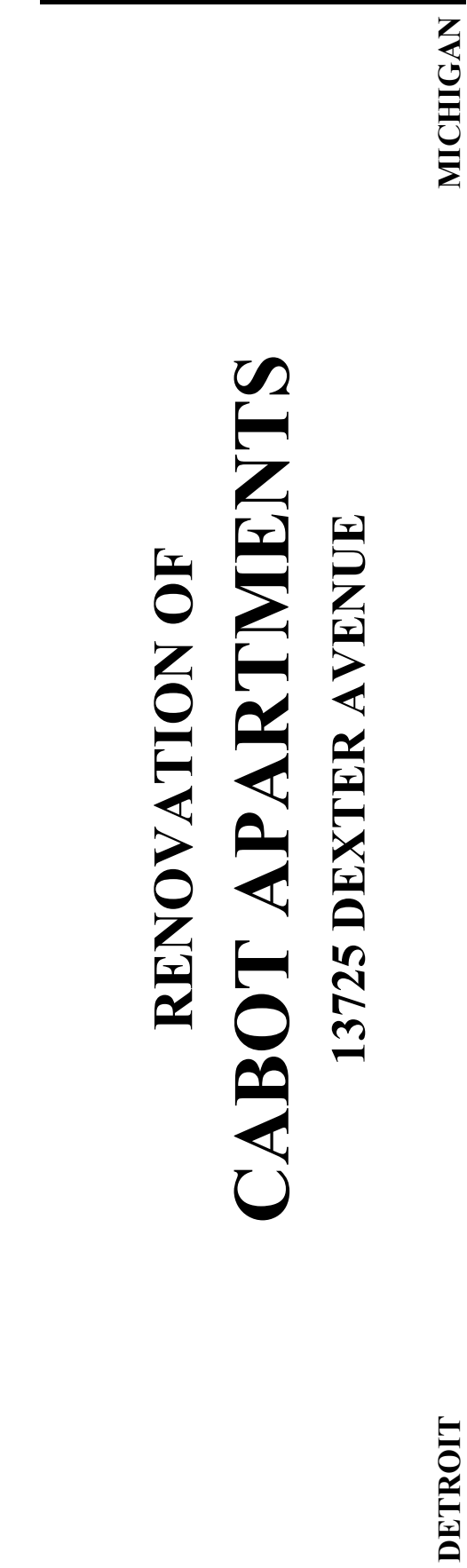
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A.202

GENERAL ELEVATION NOTES:		
1. EXTERIOR MASONRY RESTORATION WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REPORT PREPARED BY THE STRUCTURAL ENGINEER. THIS REPORT DESCRIBES THE CONDITIONS OF ALL EXTERIOR WALLS AND EXTERIOR COMPONENTS (WINDOW SILLS, STONEWORK, LINTELS, ETC.) AS WELL AS RESTORATIVE MEASURES REQUIRED TO ALLEVIATE OR CORRECT DEFICIENCIES.	7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCK POINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.	12. REMOVE AND REPLACE EXISTING BACKER ROD AND SEALANT FROM ALL VERTICAL CONTROL JOINTS, EXPANSION JOINTS, WINDOWS, DOORS, COPINGS, ETC.
2. THE ENTIRE EXTERIOR OF THE BUILDINGS, INCLUDING ALL EXISTING EXTERIOR MATERIALS (BRICK, STONE, METAL, PRECAST CONCRETE, ETC.) SHALL BE CLEANED USING A NON-ODORIFEROUS, NATURAL OR SYNTHETIC BRISTLE BRUSHES, AND A LOW PRESSURE (UNDER 100 PSI) WATER WASH.	8. TUCK POINTING TO MATCH THE EXISTING MORTAR TYPE, STRENGTH, COLOR AND HARDNESS IS TO BE PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED. REMOVE DETERIORATED MORTAR BY CAREFULLY "HAND RAINING" THE JOINTS TO AVOID DAMAGING THE MASONRY. HAVE EXISTING MORTAR ANALYZED FOR COMPOSITION AND STRENGTH.	13. REMOVE ALL EXISTING ELECTRICAL FIXTURES, FASTENERS, ANCHORS, ETC. PATCH AND REPAIR ALL DAMAGED CONSTRUCTION TO MATCH EXISTING.
3. REMOVE GRAFFITI, PAINT AND EXISTING COATINGS FROM ALL PORTIONS OF THE EXISTING BUILDINGS.	9. ALL INFILL MASONRY FOR THE EXISTING BUILDINGS MUST MATCH EXISTING BRICK SIZE, SHAPE AND COURSING.	15. THE EXTERIOR MUST BE THOROUGHLY DOCUMENTED, MEASURED AND PHOTOGRAPHED BY THE GENERAL CONTRACTOR PRIOR TO ANY DEMOLITION. PROVIDE LOCATION, TYPE AND PROFILE OF ANY REMOVED DECORATIVE ITEMS, BANDS, COPINGS, AND DECORATIVE HEADERS. ALL REPLACEMENT DECORATIVE ITEMS SHALL BE REPLICATED TO MATCH HISTORIC PROFILE. CONTRACTOR MUST SUBMIT SAMPLE REPLICATION PIECES AND EXISTING PHOTOGRAPHS FOR AREAS OF REPLACEMENT. ALL REPLACEMENT PIECES AND CORRESPONDING PHOTOS MUST BE SUBMITTED TO THE ARCHITECT, HISTORIC CONSULTANT AND OWNER FOR REVIEW. DEMOLITION OF EXTERIOR MUST NOT PROCEED UNTIL APPROVAL FROM THE ARCHITECT AND OWNER.
4. WALL SURFACES SHALL BE INSPECTED TO DETERMINE WHERE LIMESTONE, BRICK OR PRECAST REPAIRS OR REPLACEMENT ARE REQUIRED. REPAIRS AND REPLACEMENT ARE TO MATCH EXISTING.	10. REMOVE AND REPLACE ALL EXISTING DAMAGED OR DETERIORATED STEEL LINTELS OR SHELF ANCHORS. COORDINATE REMOVAL AND REPLACEMENT OF DAMAGED STEEL LINTELS WITH THE STRUCTURAL ENGINEER AND ARCHITECT. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED STEEL COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS. SCRAPE AND PAINT ALL EXISTING STEEL LINTELS TO REMAIN. GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE TO COVER THE COST OF REPLACING 5% OF ADDITIONAL LINTELS, ABOVE AND BEYOND THE LINTELS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS.	
5. ALL DAMAGED STONE AND PRECAST WORK MUST BE REPAIRED AND/OR REPLACED TO MATCH EXISTING. RESET AND SECURE ALL LOOSE STONE.	11. REMOVE AND REPLACE ALL EXISTING DOORS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENINGS.	
6. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED MASONRY COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE DRAWINGS.		

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL, FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

ELEVATION KEY NOTES:	
1	COPING AND PARAPET REPAIR AREA.
2	REMOVE AND REPLACE ALL DETERIORATED GUTTERS/DOWNSPOUTS
3	REMOVE ELECTRICAL WORK FROM BUILDING FACADE
4	REPAIR + PAINT PANELS
FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.201 THRU S.204	



08.24.2025	BIDS
09.09.2025	PERMITS
01.29.2026	DD
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
TRC32.066

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.203

FACADE RESTORATION PHASES OF WORK:	
PHASE 1:	1. BRICK MASONRY LINTEL REPAIR. - INCLUDES 3 COURSES OF BRICK VENEER, NEW STEEL LINTEL AND FLASHINGS. 2. BACK-UP WALL / COPING REPAIR ALLOWANCE - INCLUDES PARAPET REPAIRS 3. REPAIR MAIN-ENTRY FACADE AND RESECURE STONE WORK. 4. TUCKPOINT - REMOVE AND REPLACE BROKEN, UNSOUND OR LOOSE MASONRY AT REAR ELEVATION FACING ALLEY (SEE STRUCTURAL).
PHASE 2:	1. CLEAN HEAVILY SOILED AREAS. 2. MASONRY FACADE CLEANING
PHASE 3:	1. BRICK REPAIR AREA - REBUILD / TUCKPOINTING - TUCKPOINT BRICK MASONRY 2. MASONRY CRACK REPAIRS - TUCKPOINT BRICK MASONRY 3. STONE REPAIR AREA - REBUILD / TUCKPOINT - INCLUDES RESETTING STONES AND TUCKPOINTING.

GENERAL ELEVATION NOTES:	
1. EXTERIOR MASONRY RESTORATION WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REPORT PREPARED BY THE STRUCTURAL ENGINEER. THIS REPORT DESCRIBES THE CONDITIONS OF ALL EXTERIOR WALLS AND EXTERIOR COMPONENTS (WINDOW SILLS, STONEMWORK, LINTELS, ETC.) AS WELL AS RESTORATIVE MEASURES REQUIRED TO ALLEVATE OR CORRECT DEFICIENCIES.	7. GENERAL CONTRACTOR TO COORDINATE REPAIR, REPLACEMENT AND TUCK POINTING OF ALL DAMAGED OR DETERIORATED MASONRY (STONE AND/OR BRICK) W/ STRUCTURAL ENGINEER AND ARCHITECT.
2. THE ENTIRE EXTERIOR OF THE BUILDING, INCLUDING ALL EXISTING EXTERIOR MATERIALS (BRICK, STONE, METAL, PRECAST CONCRETE, ETC.) SHALL BE CLEANED USING A NON-IONIC DETERGENT, NATURAL OR SYNTHETIC BRISTLE BRUSHES, AND A LOW PRESSURE (UNDER 100 PSI) WATER WASH.	8. TUCK POINTING TO MATCH THE EXISTING MORTAR TYPE, STRENGTH, COLOR AND HARDNESS IS TO BE PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED. REMOVE DETERIORATED MORTAR BY CAREFULLY "HAND RAISING" THE JOINTS TO AVOID DAMAGING THE MASONRY. HAVE EXISTING MORTAR ANALYZED FOR COMPOSITION AND STRENGTH.
3. REMOVE GRAFFITI, PAINT AND EXISTING COATINGS FROM ALL PORTIONS OF THE EXISTING BUILDINGS.	9. ALL INFILL MASONRY FOR THE EXISTING BUILDINGS MUST MATCH EXISTING BRICK SIZE, SHAPE AND COURSEING.
4. WALL SURFACES SHALL BE INSPECTED TO DETERMINE WHERE LIMESTONE, BRICK OR PRECAST REPAIRS OR REPLACEMENT ARE REQUIRED, REPAIRS AND REPLACEMENT ARE TO MATCH EXISTING.	10. REMOVE AND REPLACE ALL EXISTING DAMAGED OR DETERIORATED STEEL LINTELS OR SHELF ANGLES. COORDINATE REMOVAL AND REPLACEMENT OF DAMAGED STEEL LINTELS WITH THE STRUCTURAL ENGINEER AND ARCHITECT. GENERAL CONTRACTOR TO INSPECT AND NOTIFY ARCHITECT OF ALL DAMAGED AND/OR DETERIORATED STEEL COMPONENTS BEYOND AREAS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS. SCRAPE AND PAINT ALL EXISTING STEEL LINTELS TO REMAIN. GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE TO COVER THE COST OF REPLACING 5% OF ADDITIONAL LINTELS, ABOVE AND BEYOND THE LINTELS SPECIFICALLY IDENTIFIED ON THE ELEVATIONS.
5. ALL DAMAGED STONE AND PRECAST WORK MUST BE REPAIRED AND/OR REPLACED TO MATCH EXISTING. RESET AND SECURE ALL LOOSE STONE.	11. REMOVE AND REPLACE ALL EXISTING DOORS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENINGS.

RESTORATION SCHEDULE	
1.	IN ADDITION TO INDICATED RESTORATION LOCATIONS, INCLUDE 10 % OF FACADE MORTAR JOINTS TO BE REPOINTED AND 5% OF DETERIORATED BRICK REPLACEMENT.
2.	REFER TO STRUCTURAL DRAWINGS FOR BRICK REPLACEMENTS AND BRICK REPAIR GUIDELINES FOR TUCKPOINTING AND STEEL LINTEL REPLACEMENT AND RECEPTOR.
3.	THE PERCENTAGES OF BRICK REPLACEMENT AND REPOINTING ARE NOT ALL INCLUSIVE. CAREFULLY EXAMINE THE ENTIRE FACADE FOR DEFECTS INCLUDING CRACKS, SPALLS, AND EXCESSIVE RECESSED AND SOFT MORTAR. ALSO, REPOINT PREVIOUSLY TUCKPOINTED AREAS ESPECIALLY ON THE HIGHER AREAS. SPECIAL ATTENTION SHALL BE GIVEN TO THE UPPER AREAS INCLUDING PARAPETS AND BRICK TOWERS.
4.	CONTRACTOR TO BRING ANY DEFICIENCIES AND/OR DISCREPANCIES IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT / STRUCTURAL ENGINEER

ELEVATION KEY NOTES:	
1	COPING AND PARAPET REPAIR AREA.
2	REMOVE AND REPLACE ALL DETERIORATED GUTTERS/DOWNSPOUTS
3	REMOVE ELECTRICAL WORK FROM BUILDING FACADE
4	REPAIR + PAINT PANELS

FOR EXTERIOR ELEVATIONS RESTORATIONS, REFER TO STRUCTURAL DRAWINGS SHEETS S.201 THRU S.204

FSP

FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

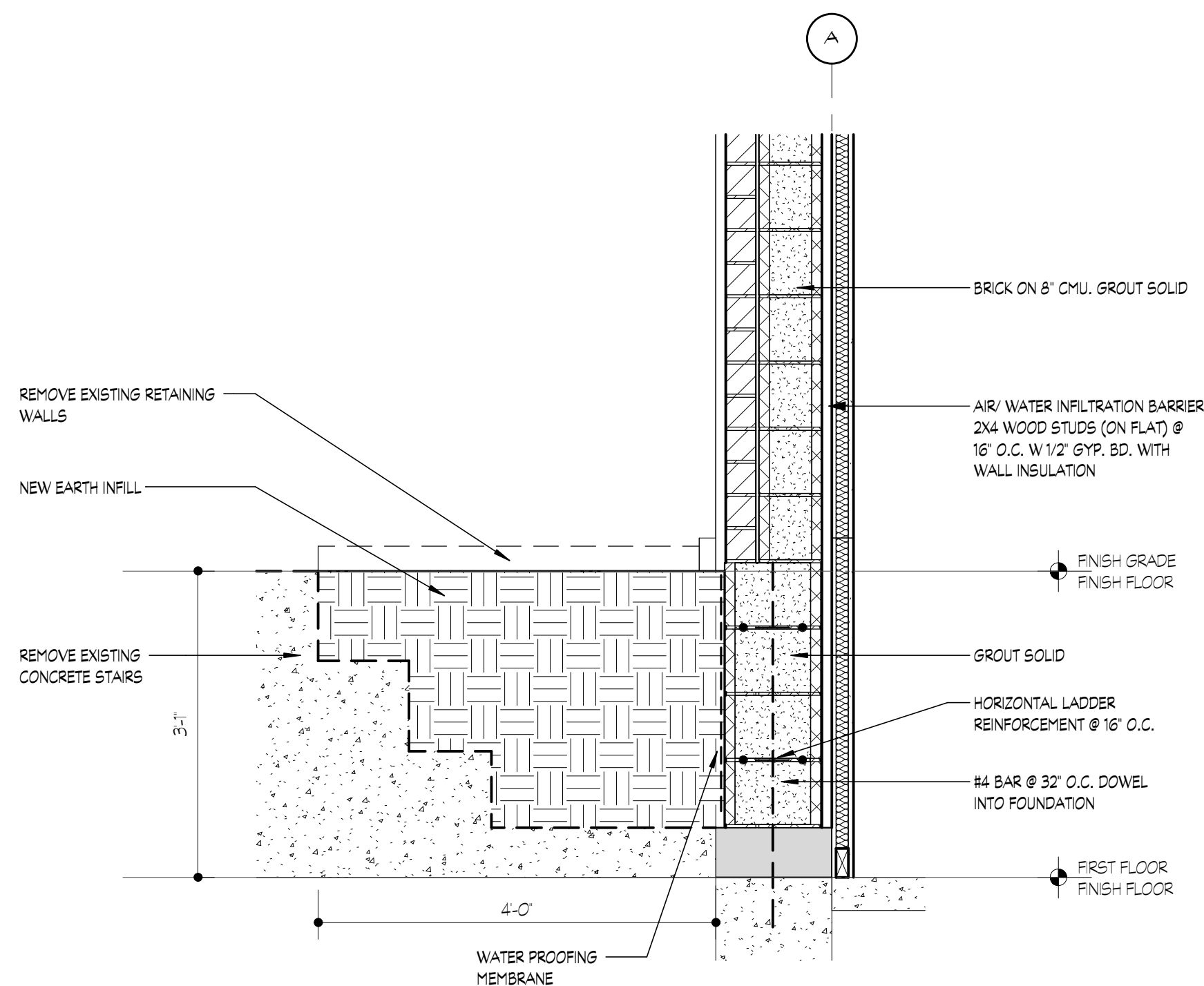
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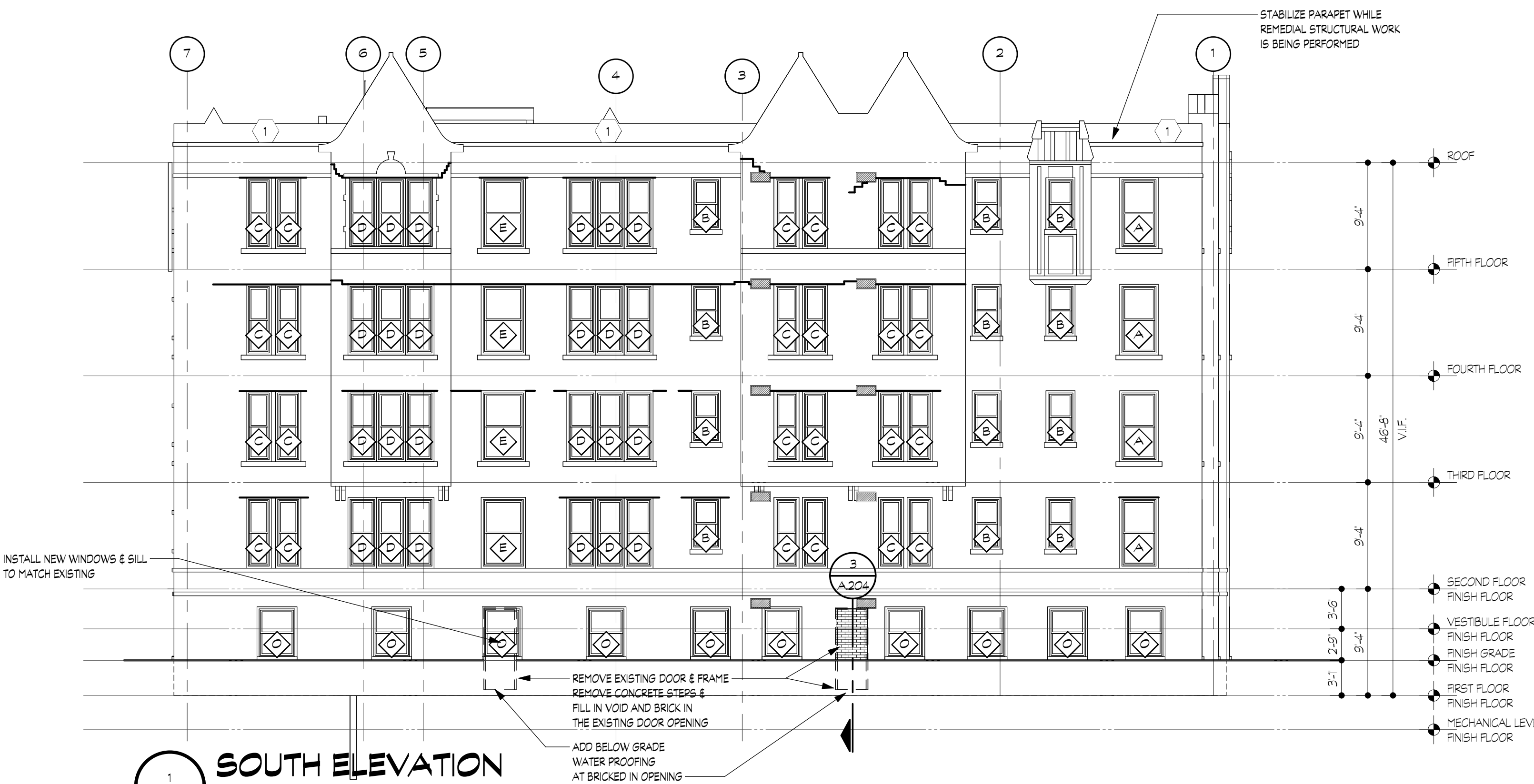
STATE OF MICHIGAN
FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECT
NO. 29064
PROFESSIONAL ARCHITECT



2 NORTH ELEVATION
A.204 SCALE: 1/8" = 1'-0"



3 SECTION @ REMOVED STAIRS @ DOOR
A.204 SCALE: 3/4" = 1'-0"



1 SOUTH ELEVATION
A.204 SCALE: 1/8" = 1'-0"

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

MICHIGAN

DETROIT

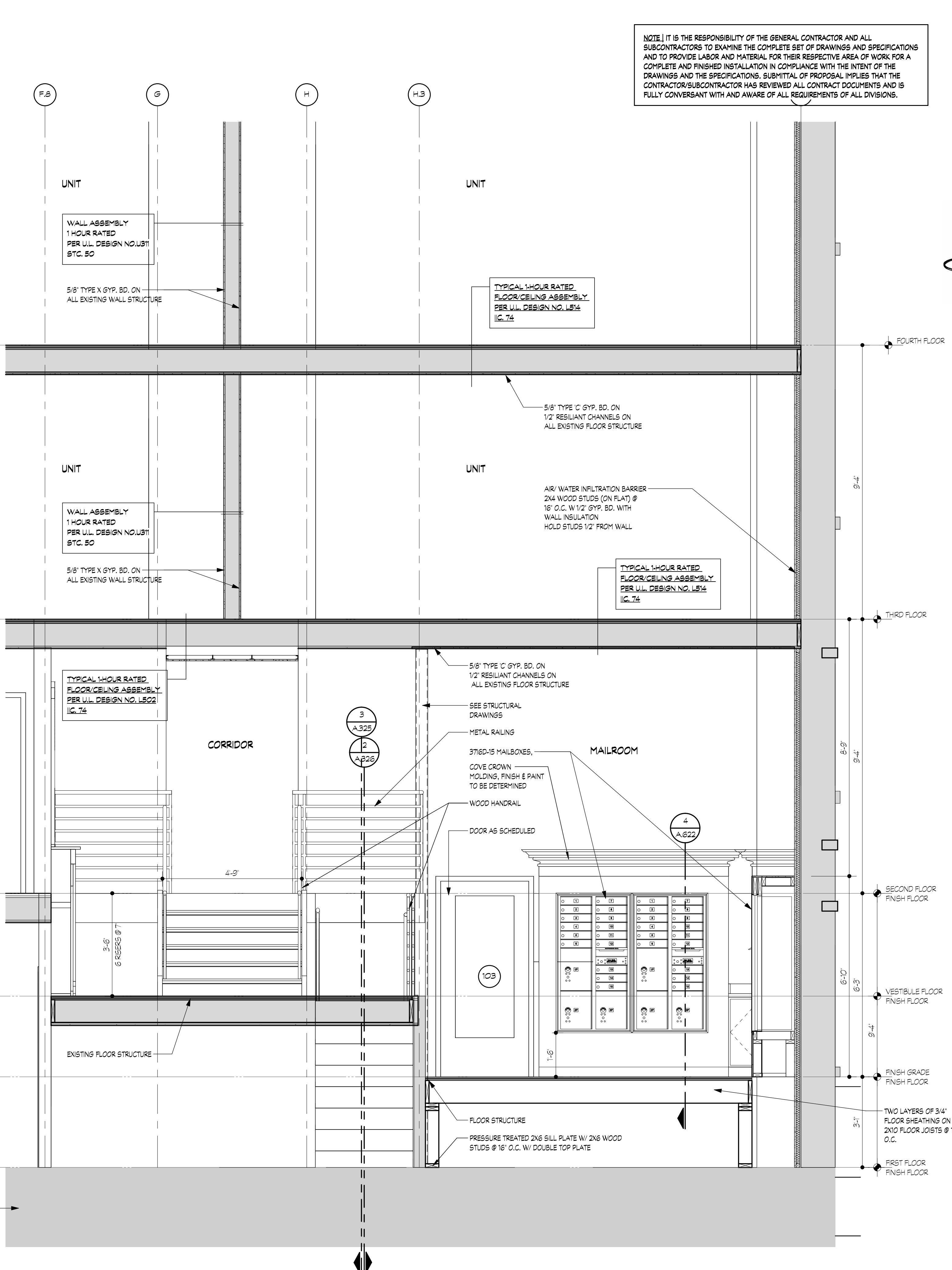
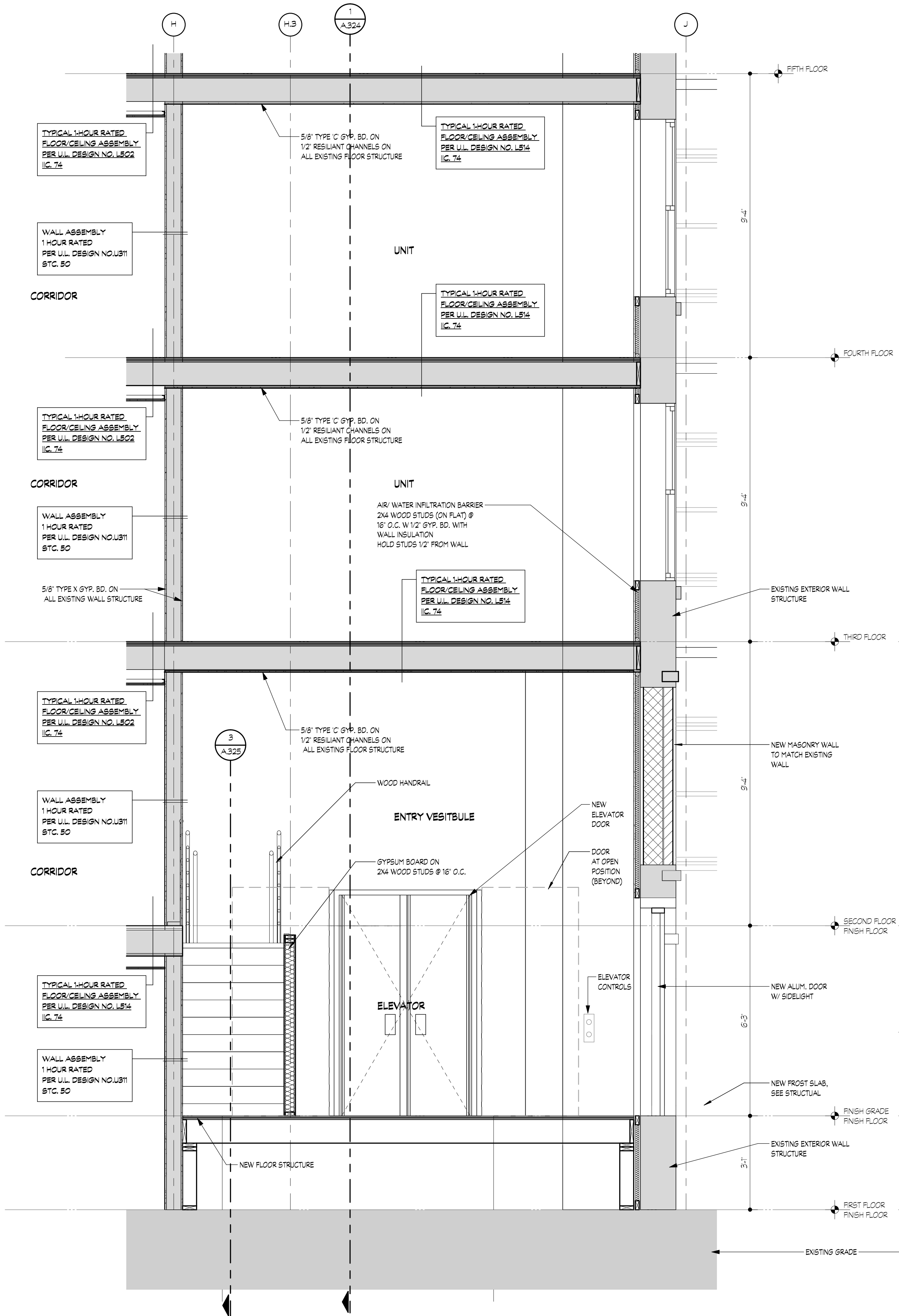
06.24.2025 BIDS
05.09.2025 PERMITS
01.29.2025 DD
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE
EXTERIOR ELEVATIONS

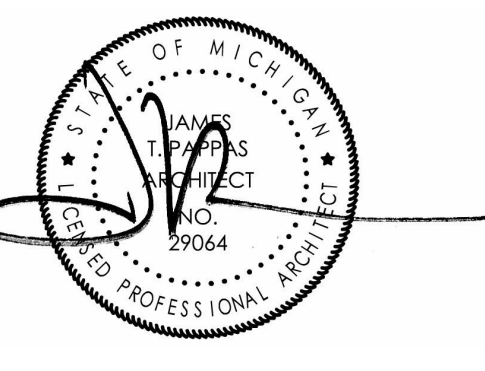
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A.204



NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

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ARCHITECTS AND PLANNERS
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FERNDALE, MICHIGAN, 48220
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**RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE**

DETROIT

DATE	ISSUE
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

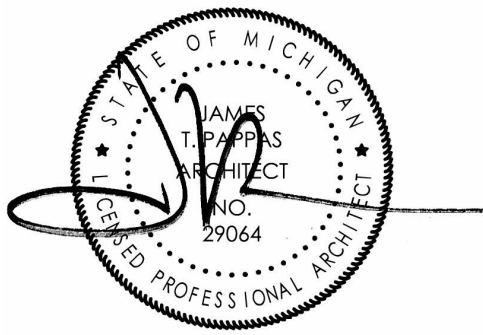
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

BUILDING SECTIONS

DRAWING NUMBER

A.301



13725 DEXTER AVENUE
CABOT APARTMENTS
RENOVATION OF

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

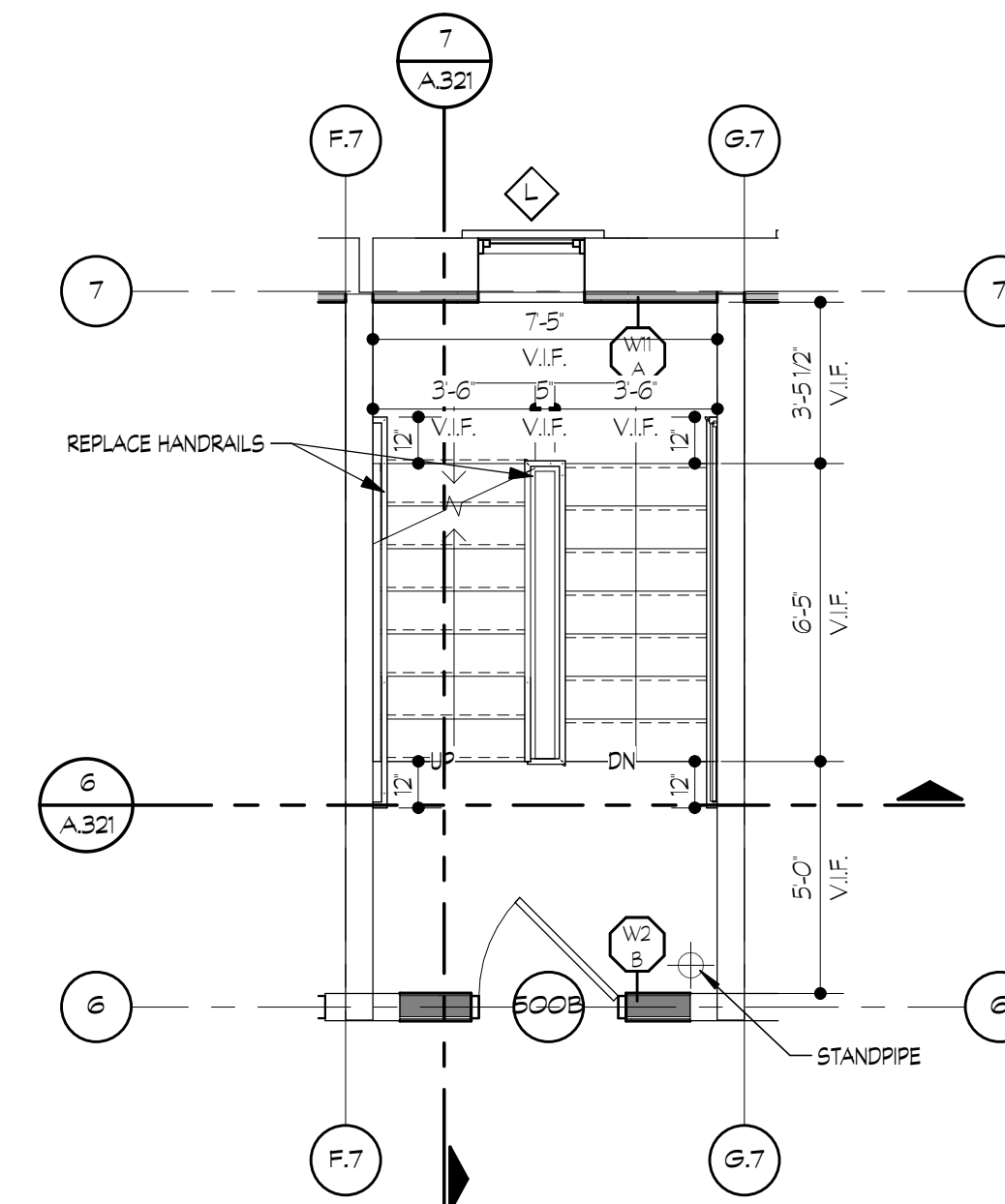
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TRC22.064

DRAWING TITLE

STAIR PLANS AND SECTIONS

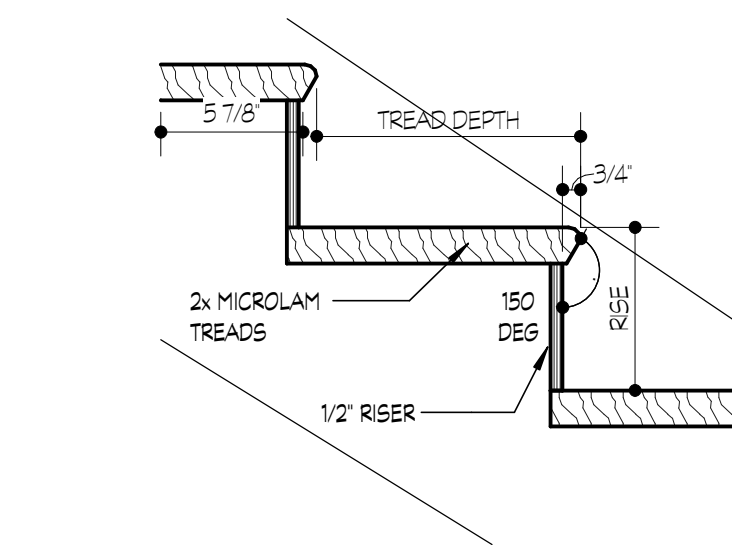
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A.321



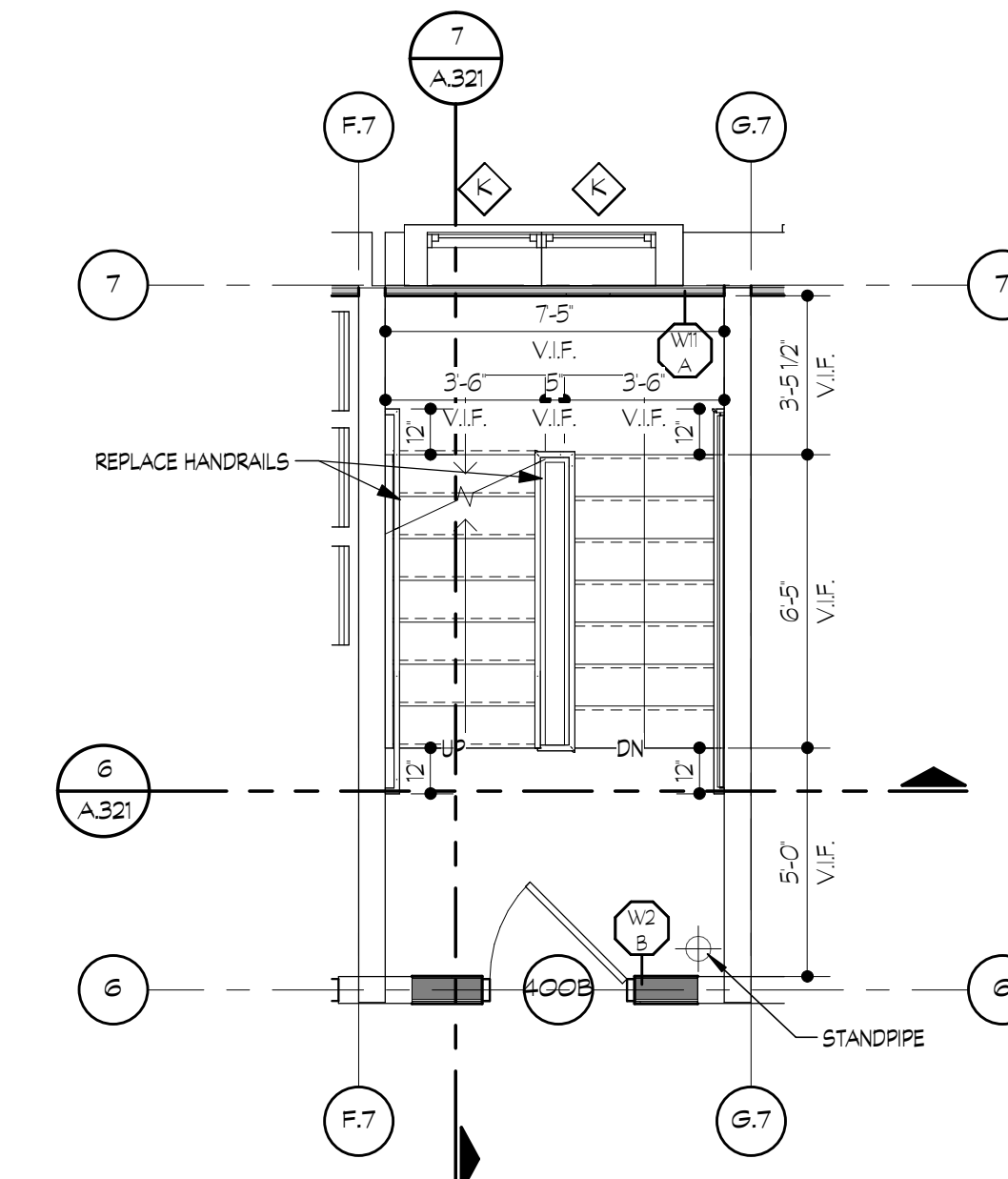
STAIR PLAN 500B

SCALE: 1/4" = 1'-0"



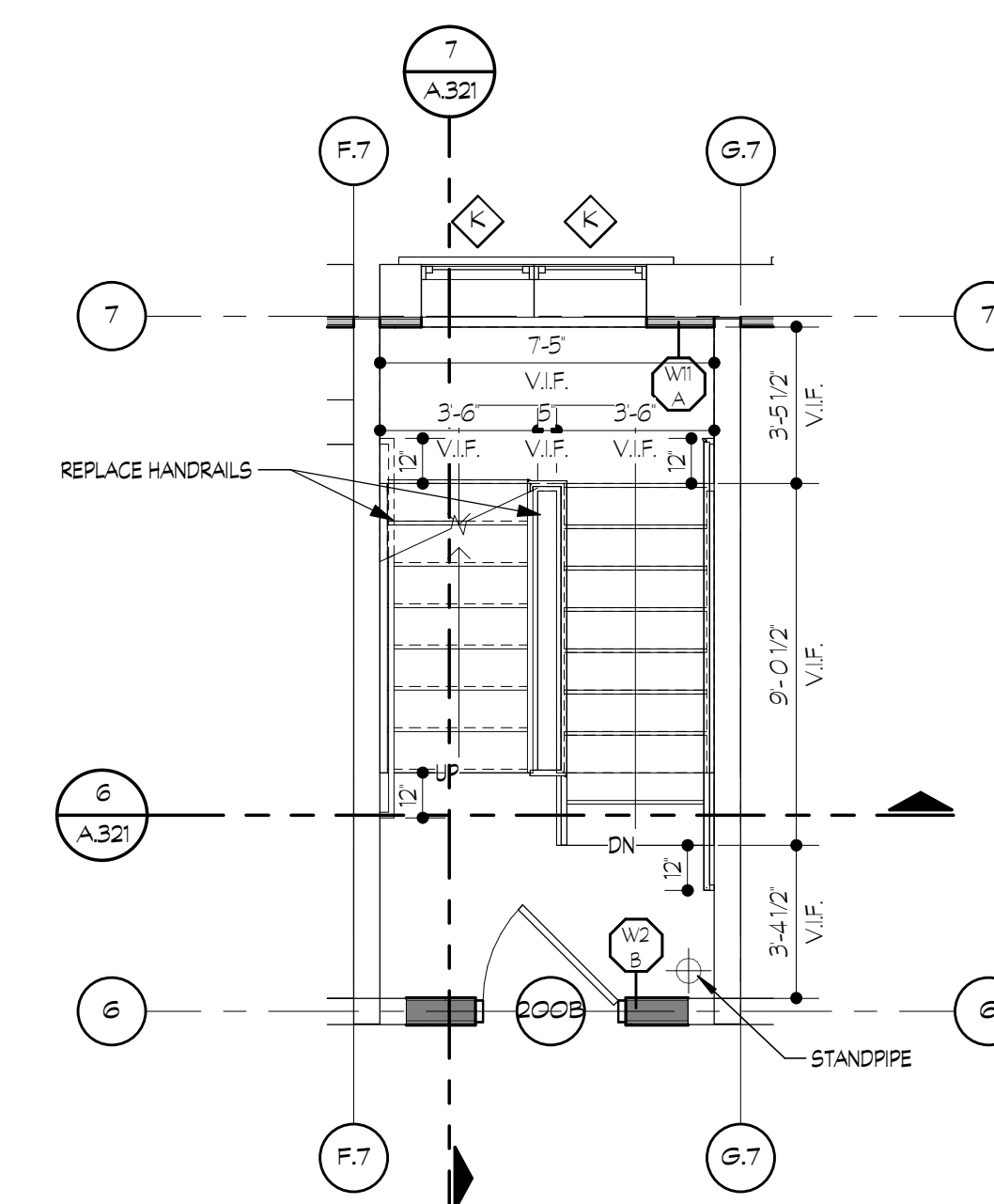
STAIR TREAD SECTION

SCALE: 1 1/2" = 1'-0"



STAIR PLAN 400B

SCALE: 1/4" = 1'-0"

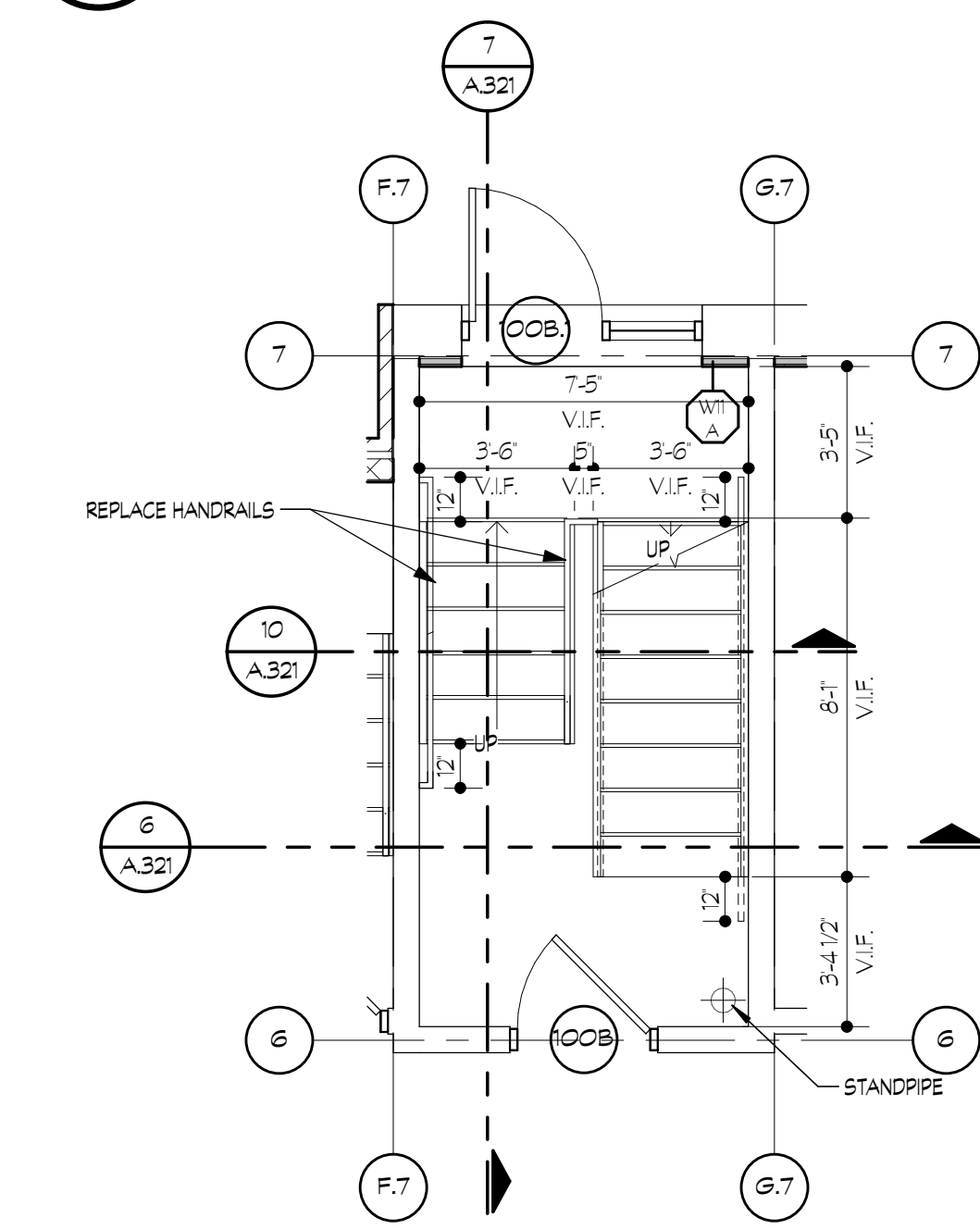


STAIR PLAN 200B

SCALE: 1/4" = 1'-0"

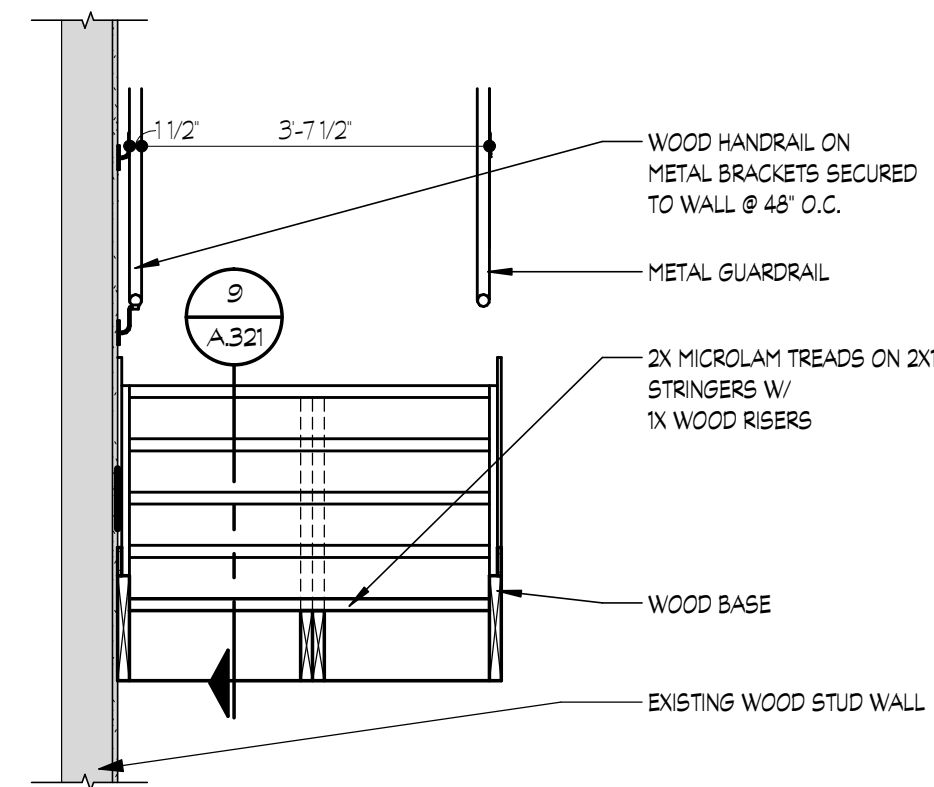
STAIR PLAN 300B

SCALE: 1/4" = 1'-0"



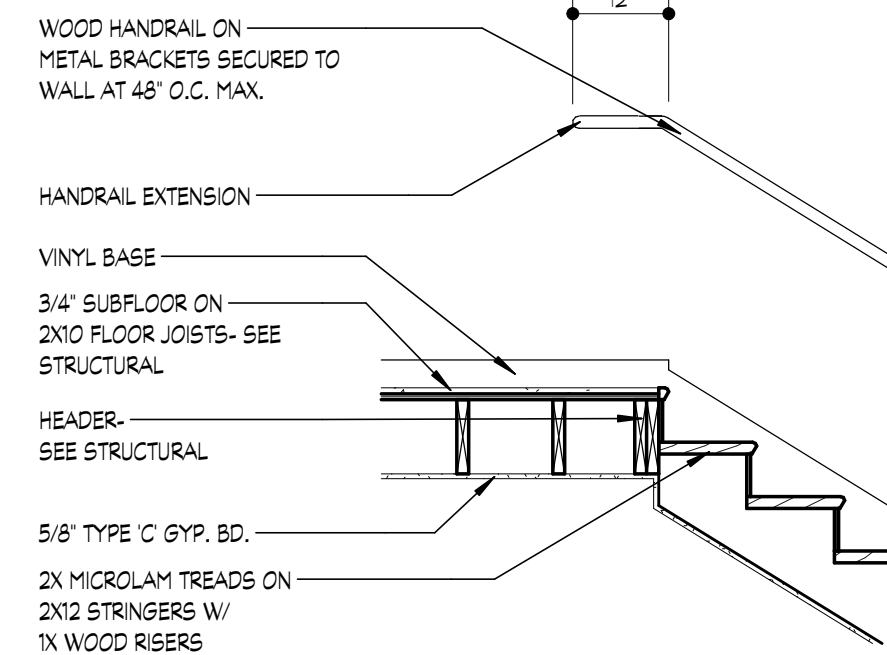
STAIR PLAN 100B

SCALE: 1/4" = 1'-0"



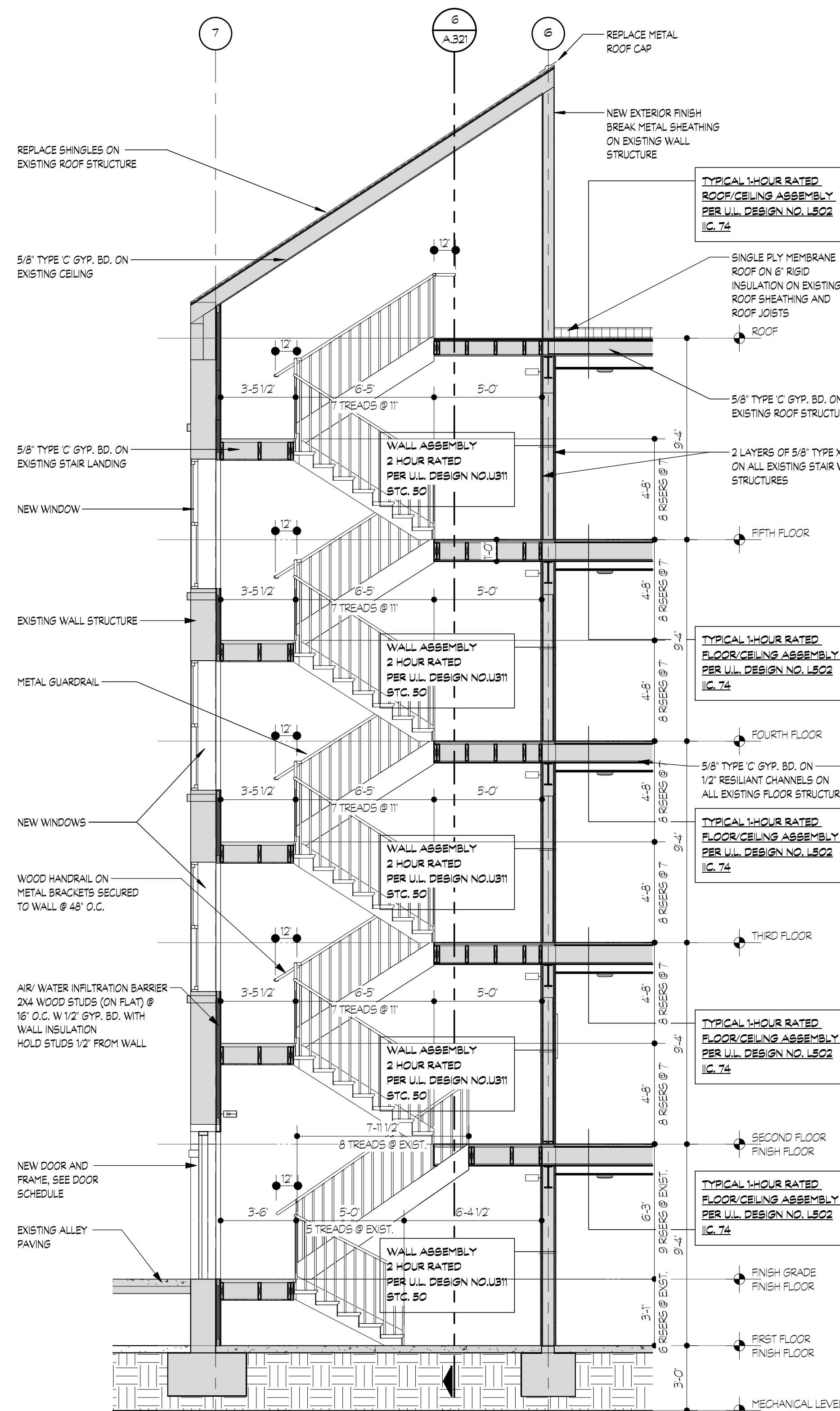
STAIR SECTION

SCALE: 1/2" = 1'-0"



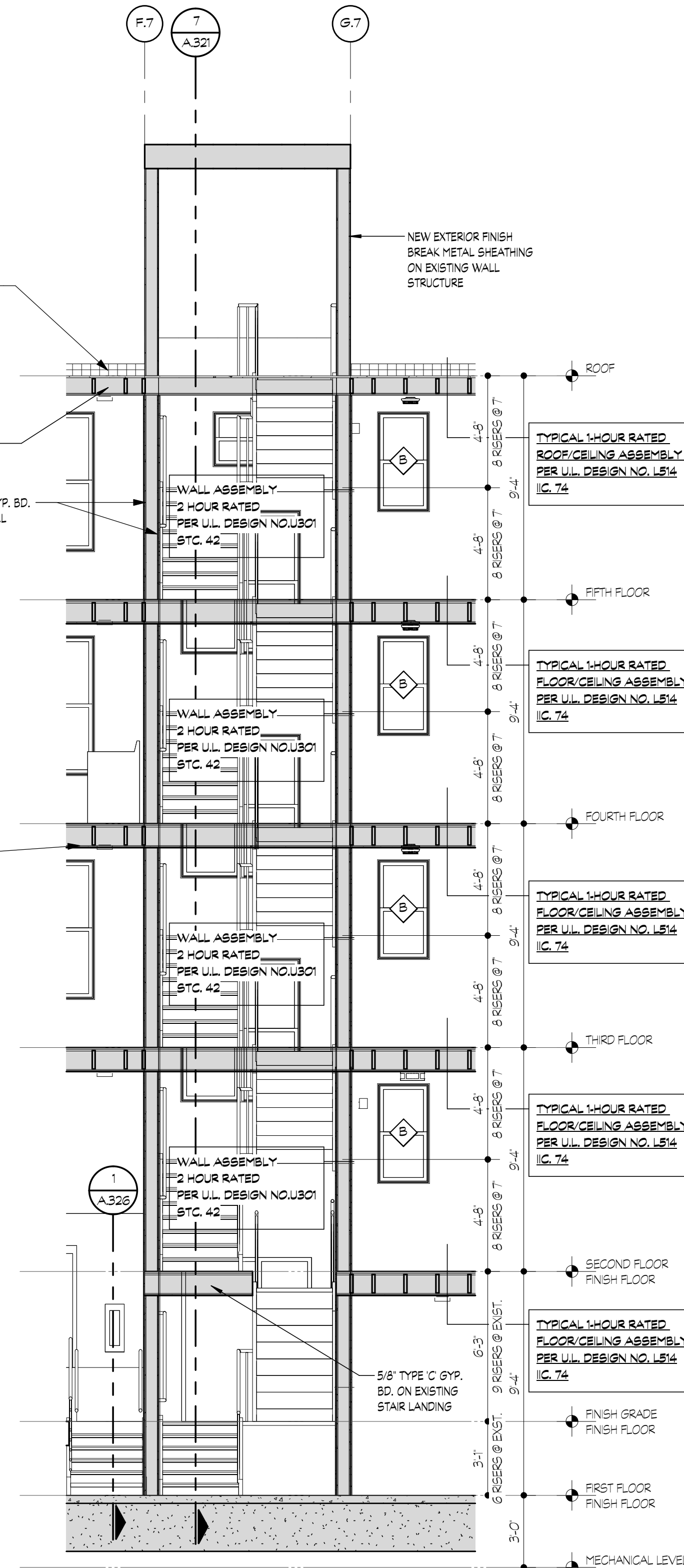
STAIR SECTION

SCALE: 1/2" = 1'-0"



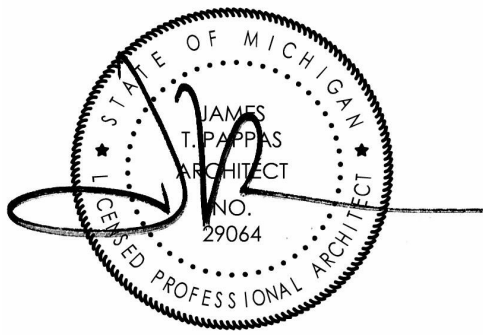
STAIR B SECTION

SCALE: 1/4" = 1'-0"



STAIR B SECTION

SCALE: 1/4" = 1'-0"



13725 DEXTER AVENUE
CABOT APARTMENTS
RENOVATION OF

06.24.2025	BIDS
05.09.2025	PERMITS
DATE	ISSUE

KEY PLAN

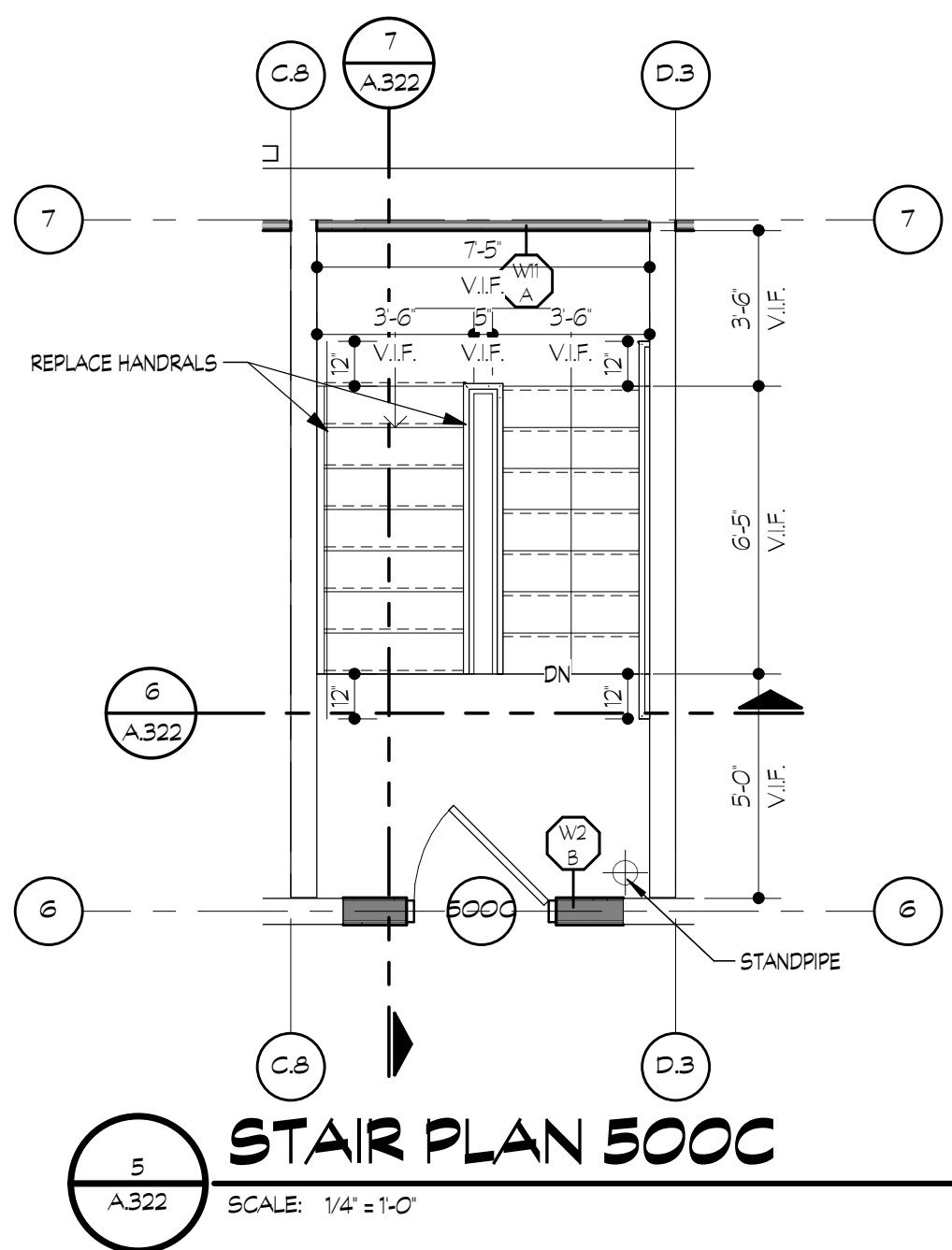
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TRC22.064

DRAWING TITLE

STAIR PLANS AND SECTIONS

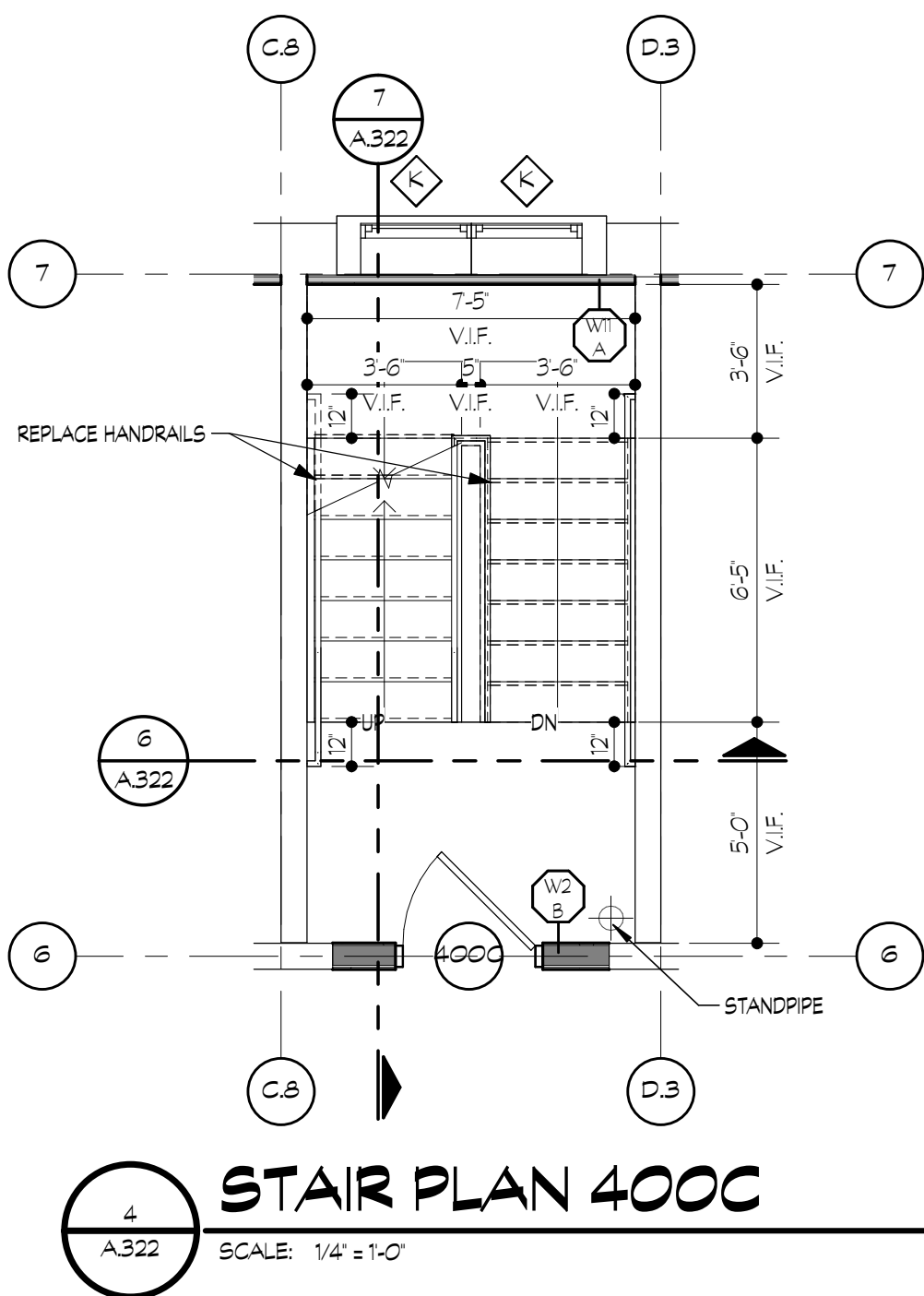
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A.322



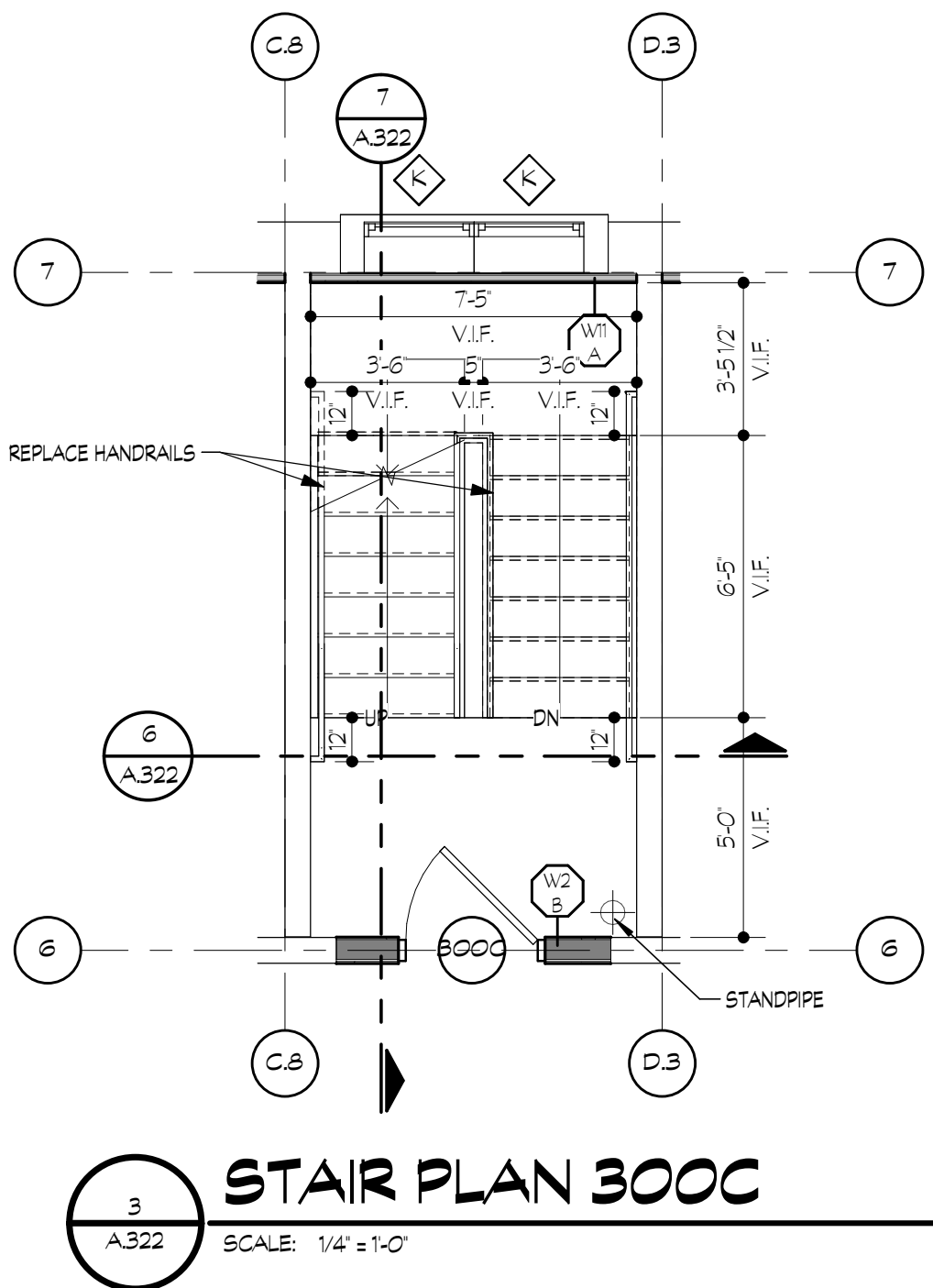
STAIR PLAN 500C

SCALE: 1/4" = 1'-0"



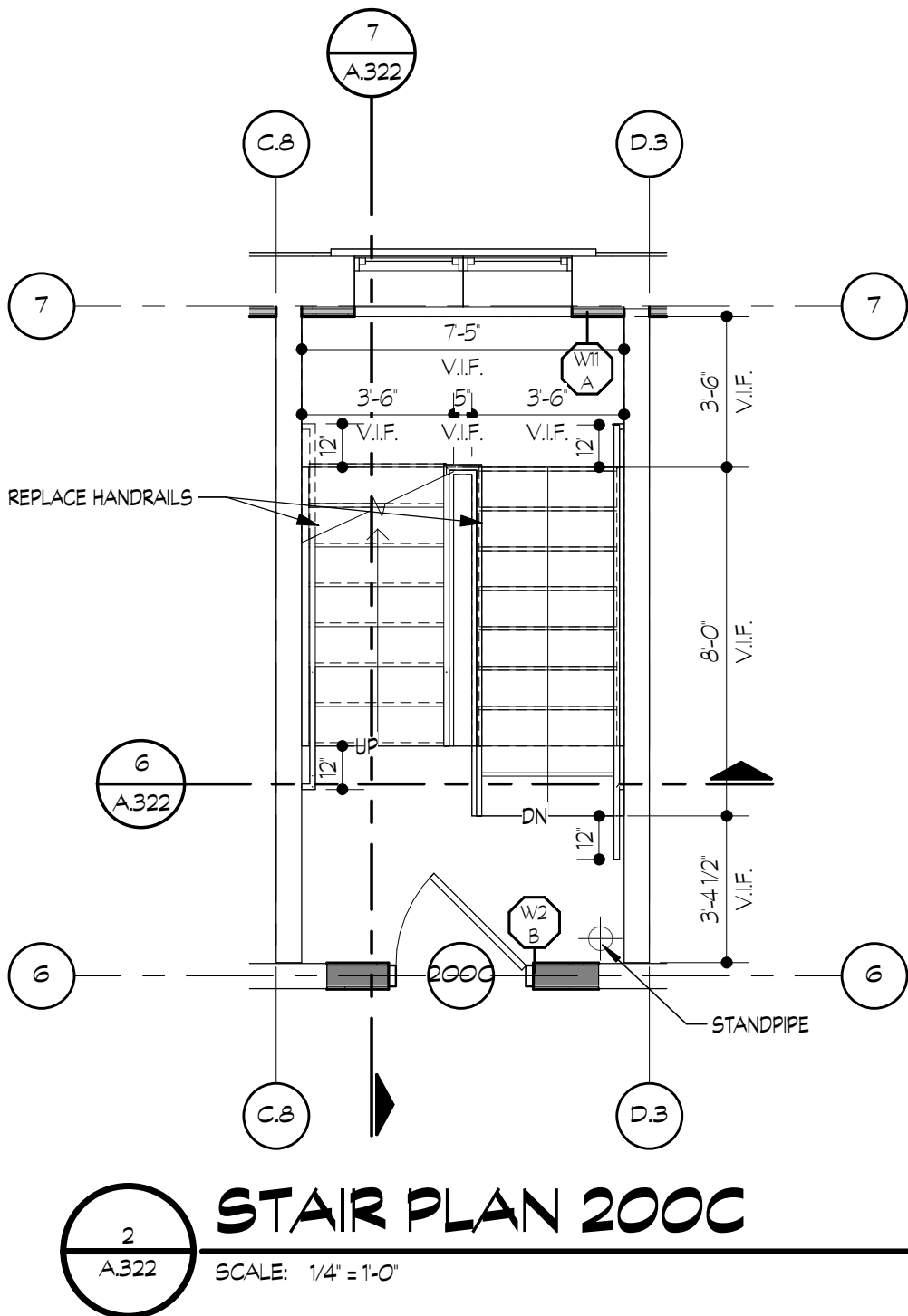
STAIR PLAN 400C

SCALE: 1/4" = 1'-0"



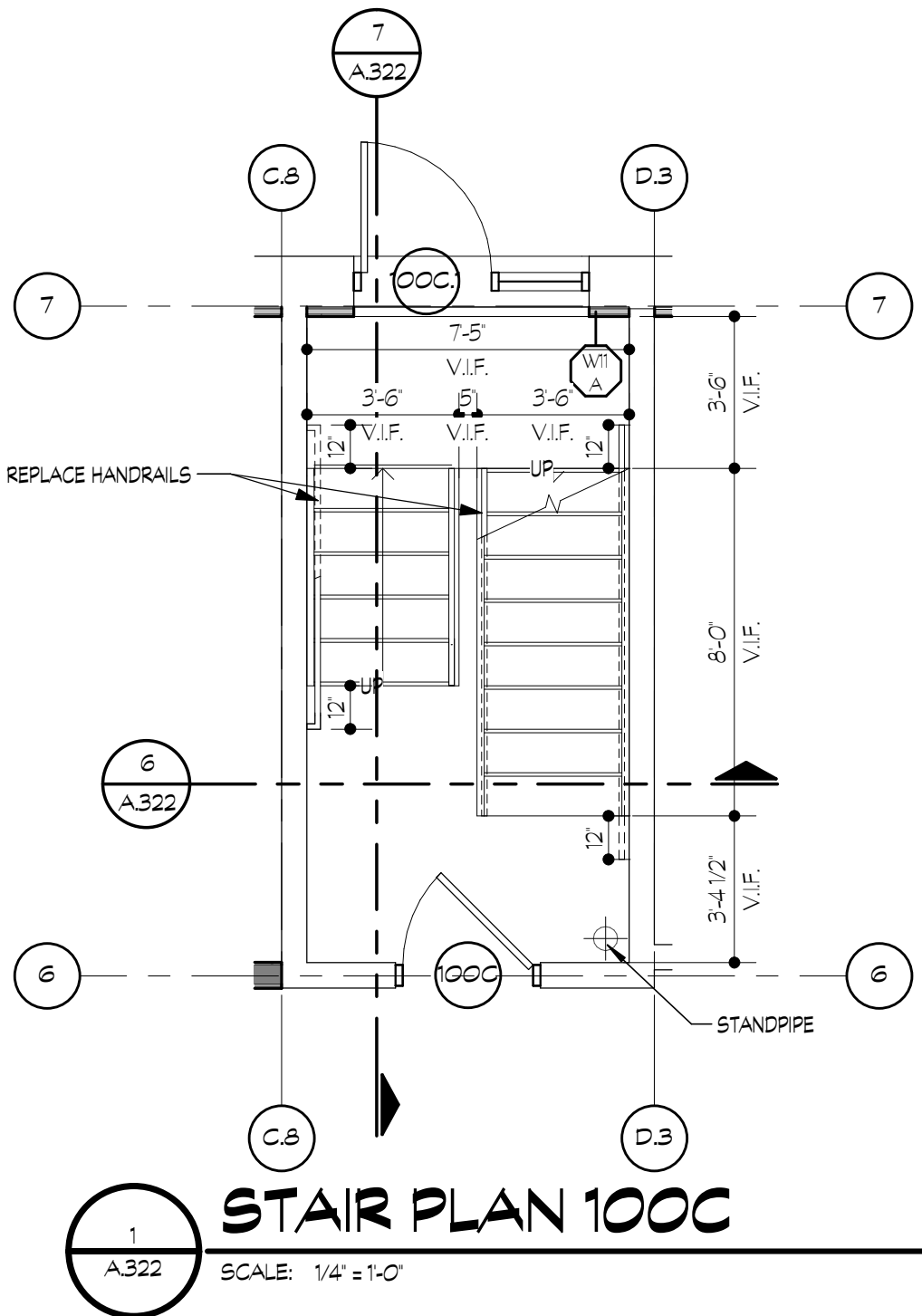
STAIR PLAN 300C

SCALE: 1/4" = 1'-0"



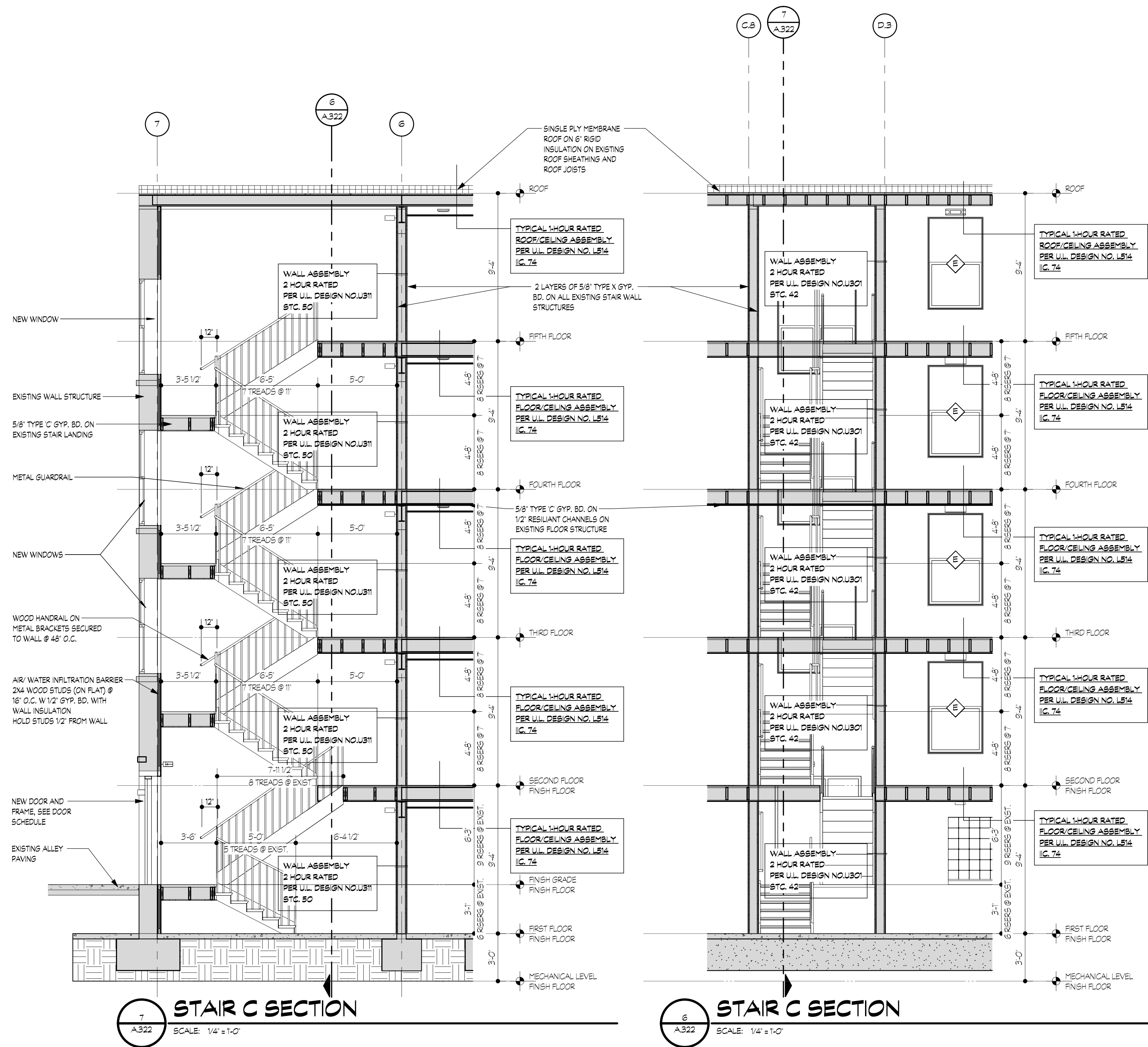
STAIR PLAN 200C

SCALE: 1/4" = 1'-0"



STAIR PLAN 100C

SCALE: 1/4" = 1'-0"

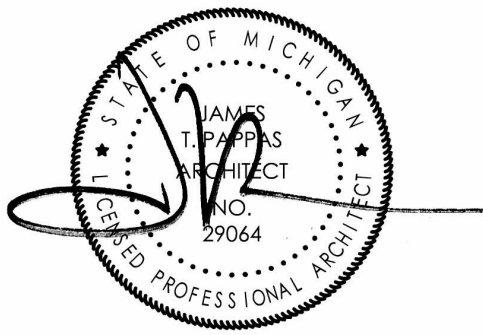


STAIR C SECTION

SCALE: 1/4" = 1'-0"

STAIR C SECTION

SCALE: 1/4" = 1'-0"



13725 DEXTER AVENUE
CABOT APARTMENTS
RENOVATION OF

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

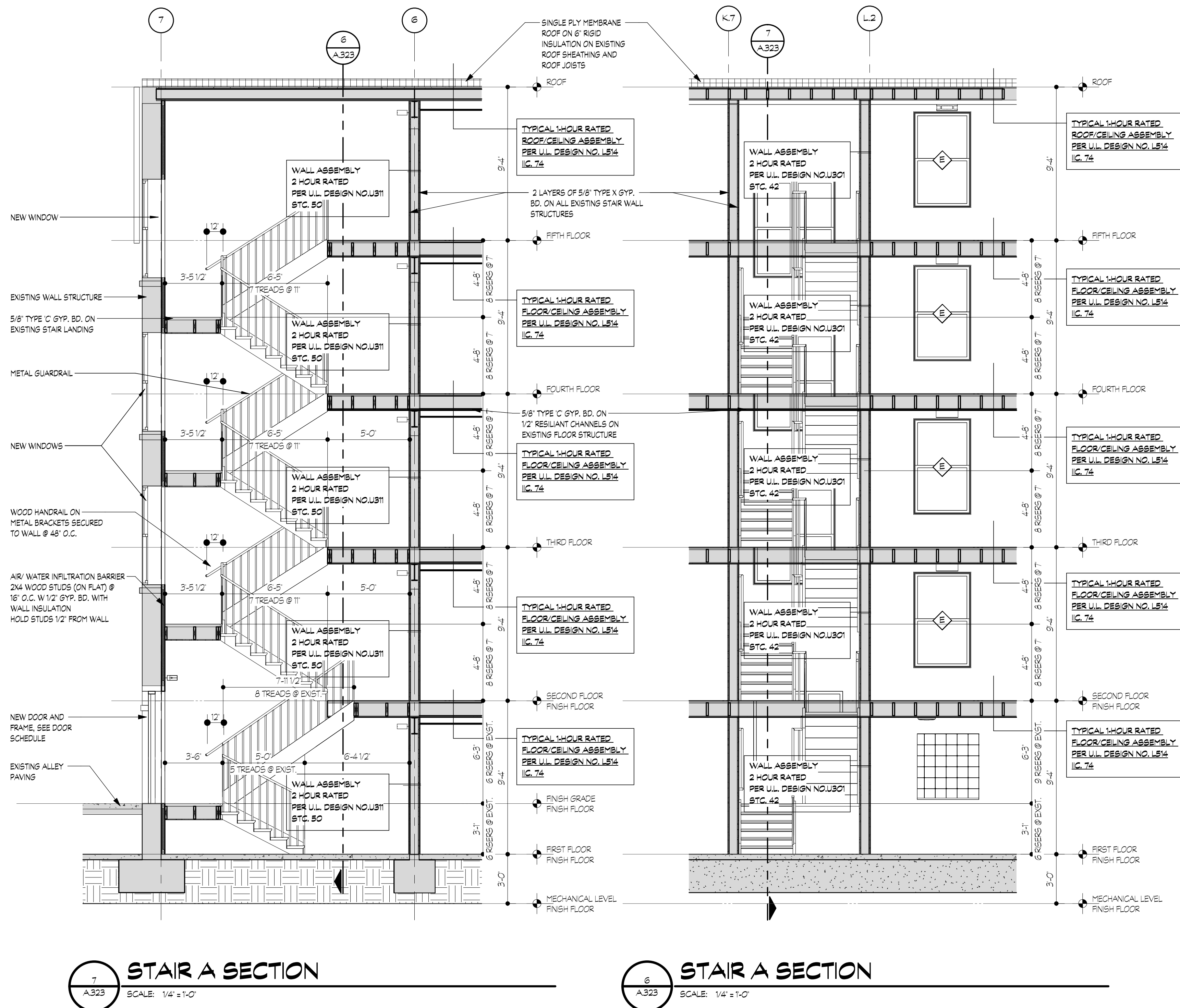
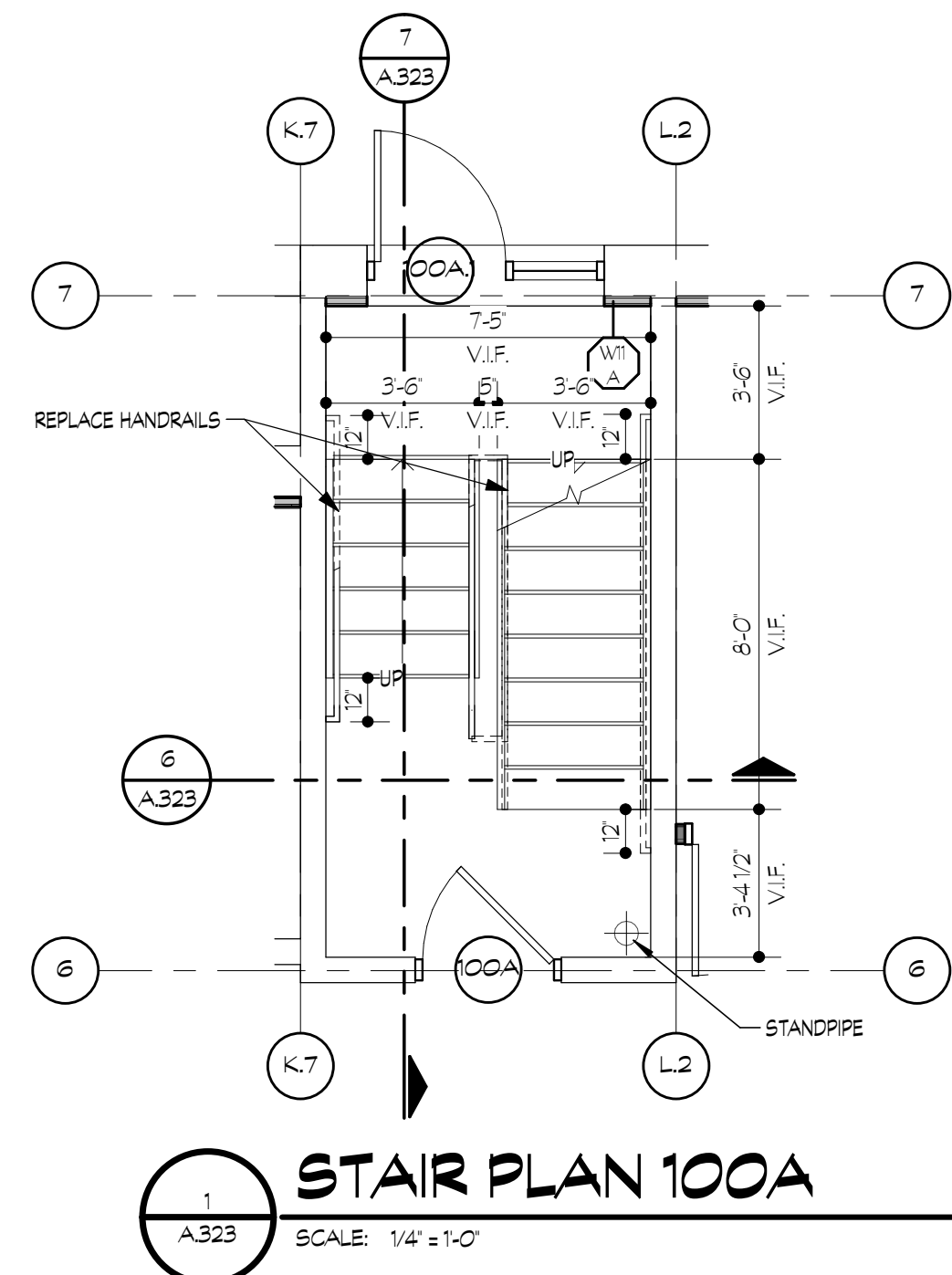
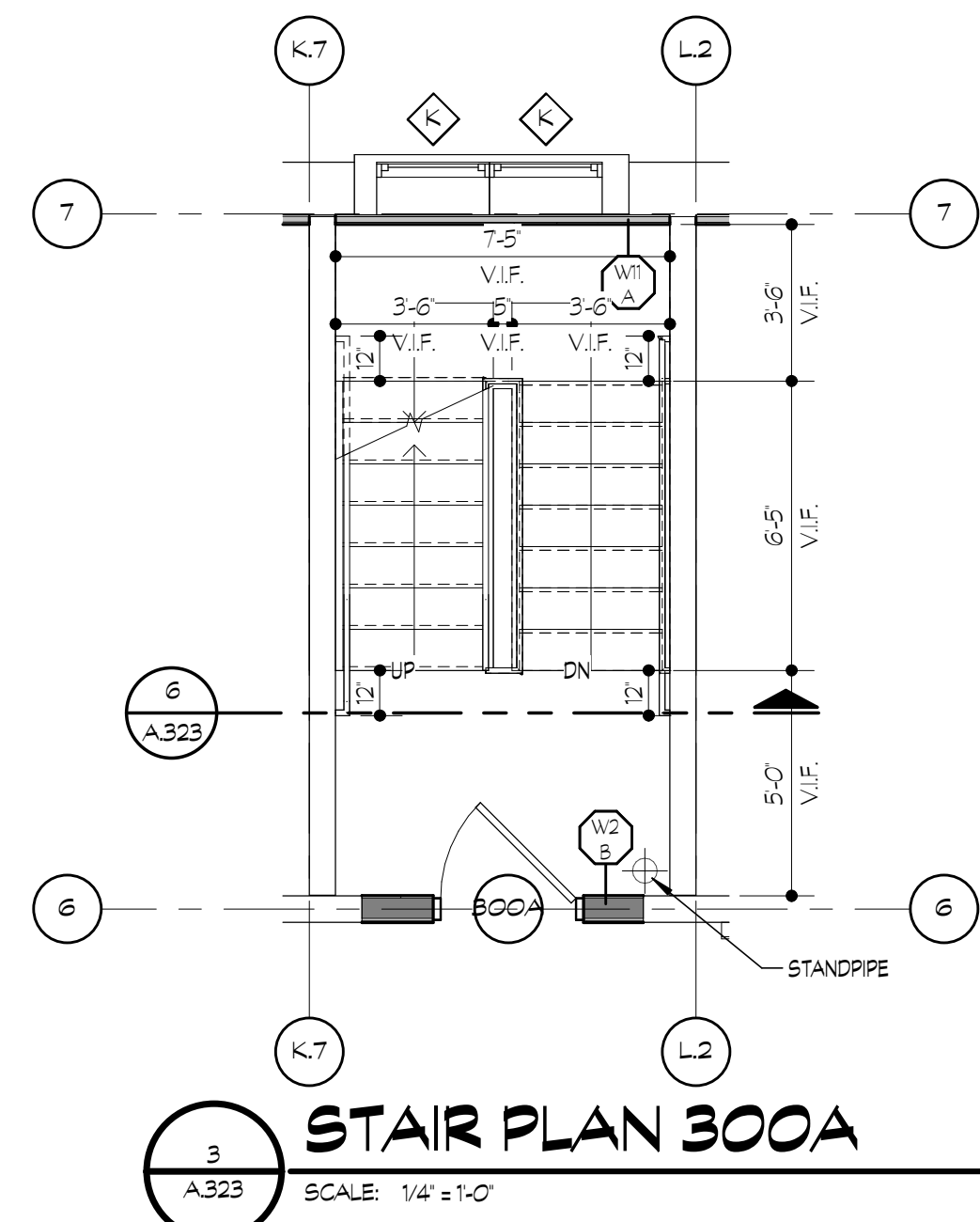
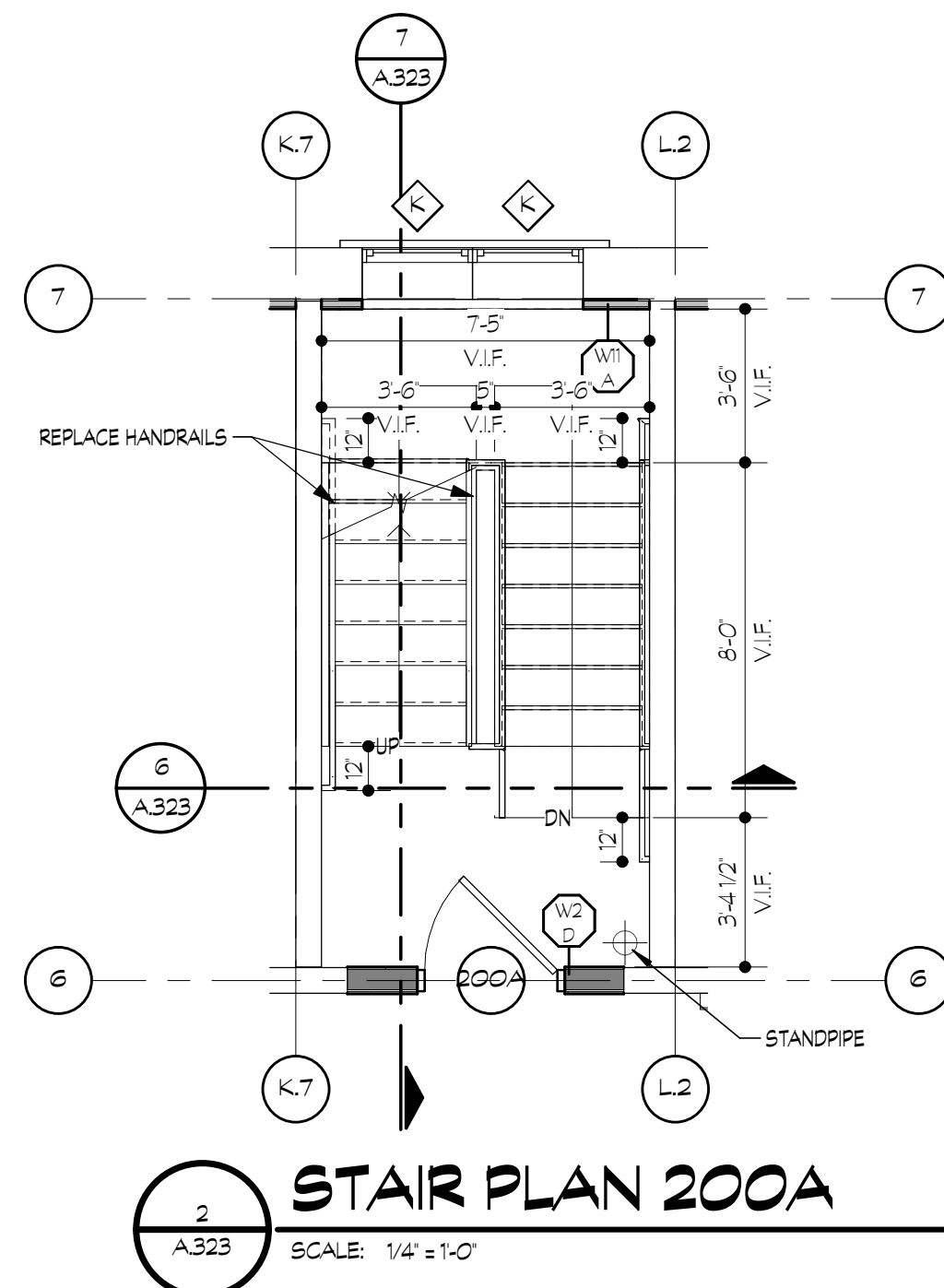
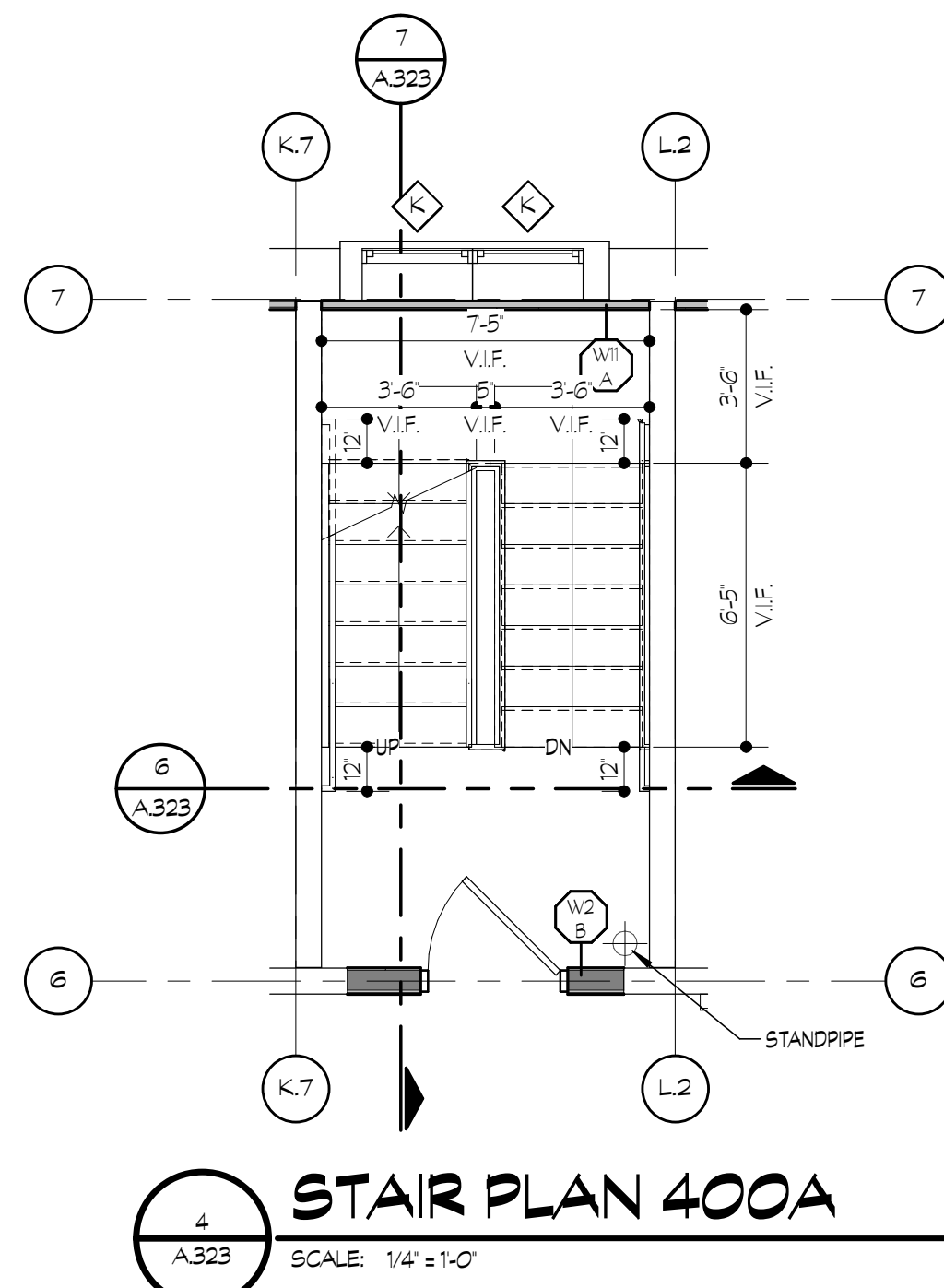
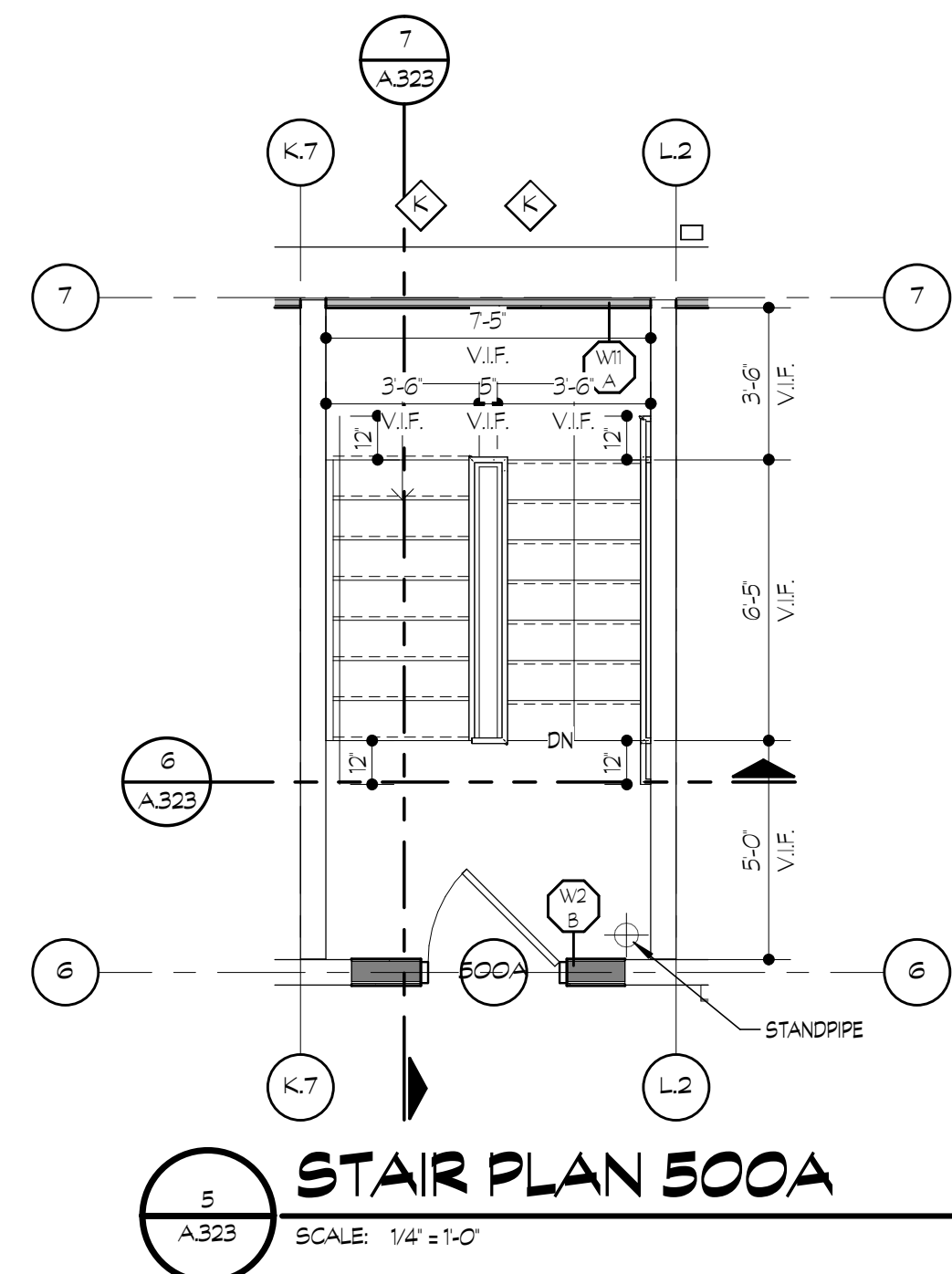
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TRC22064

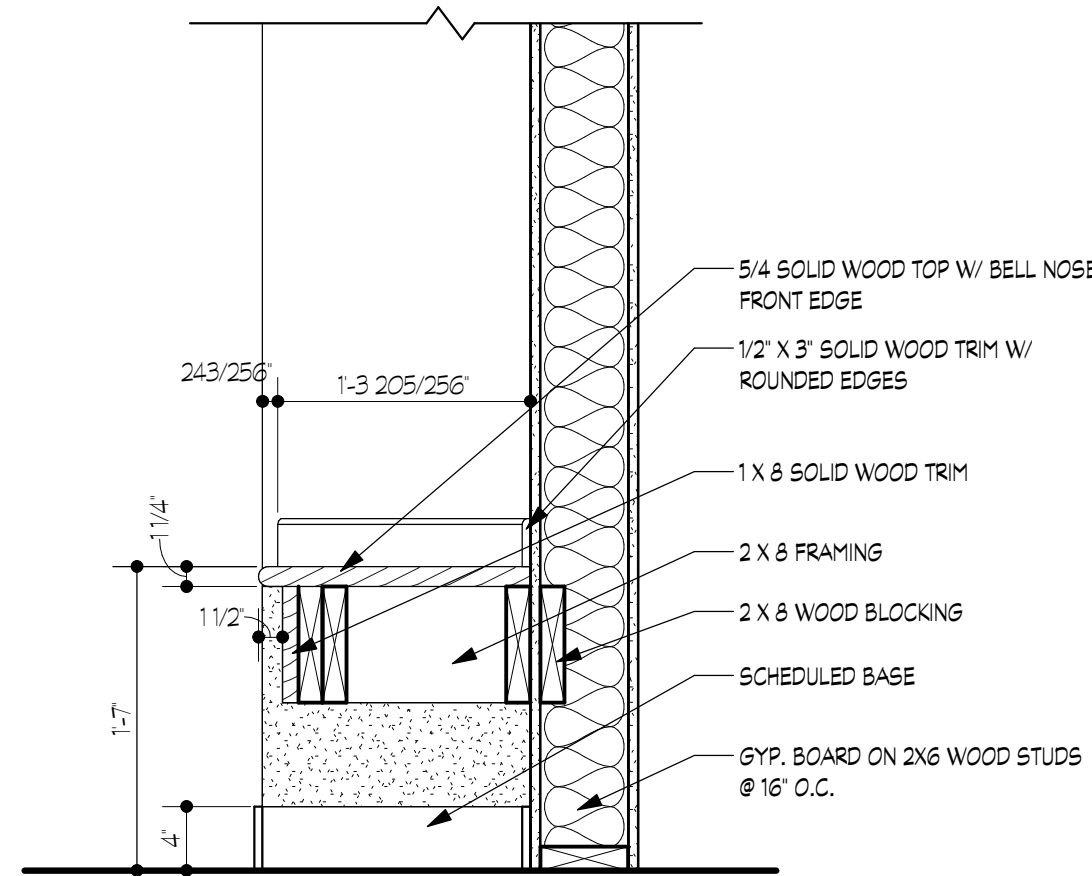
DRAWING TITLE

STAIR PLANS AND SECTIONS

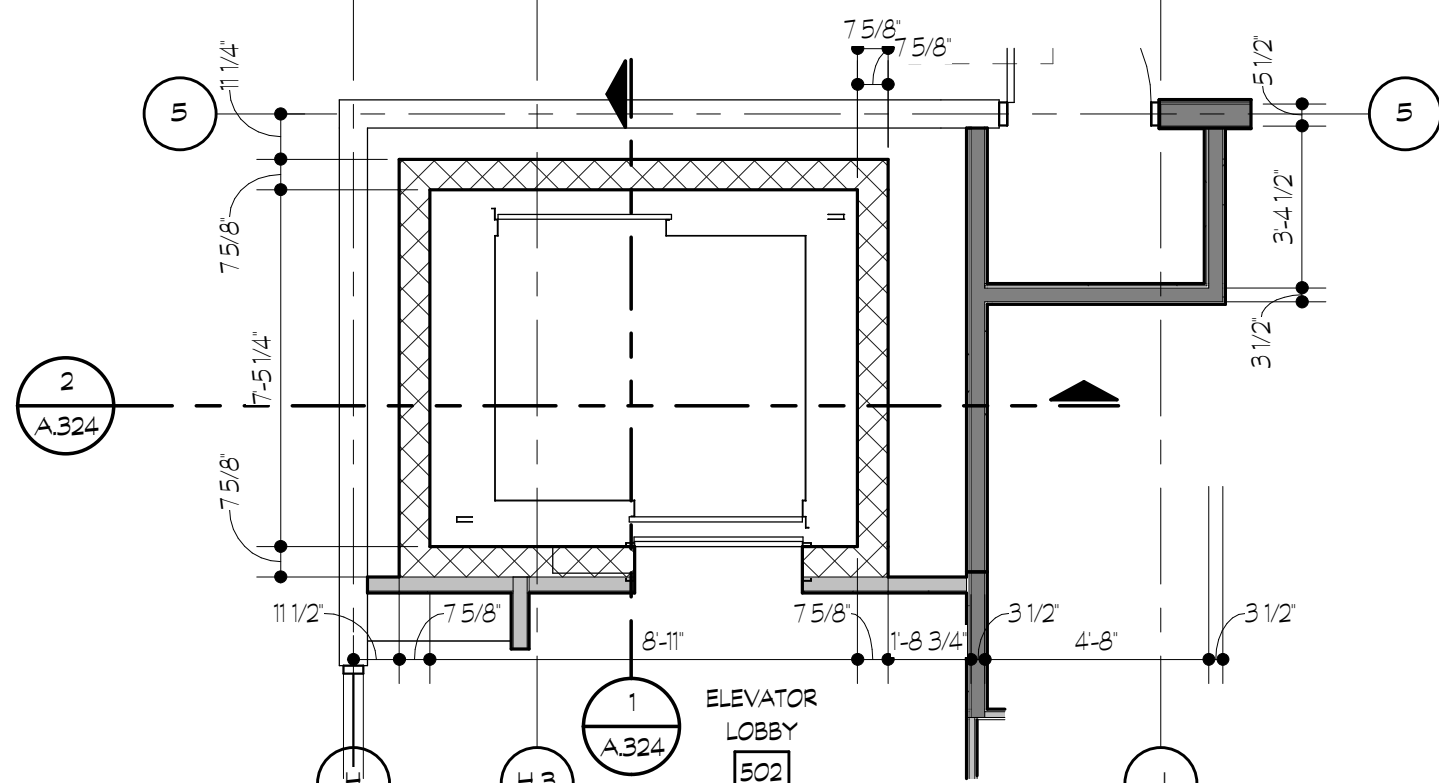
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A.323

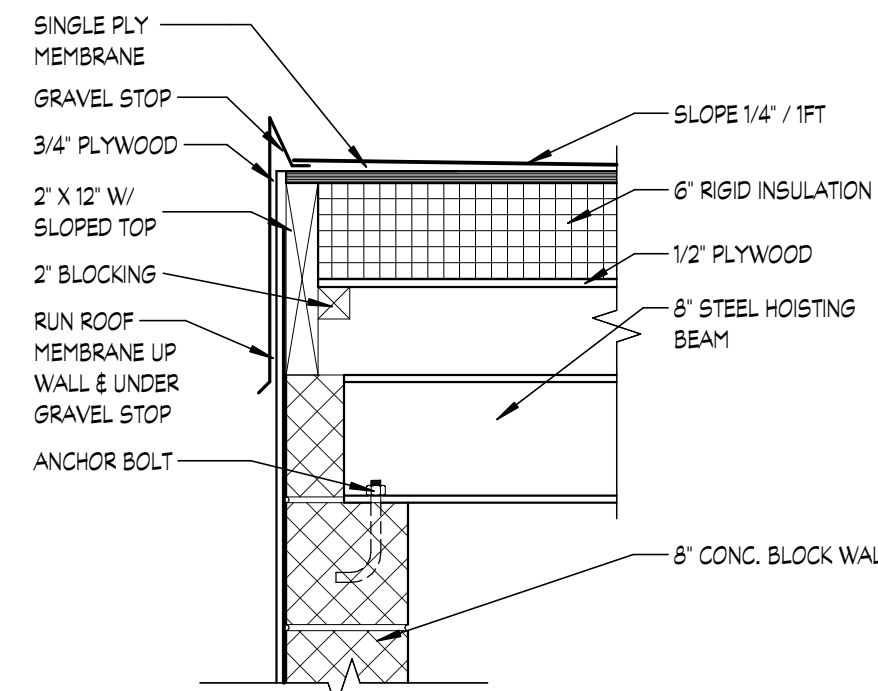




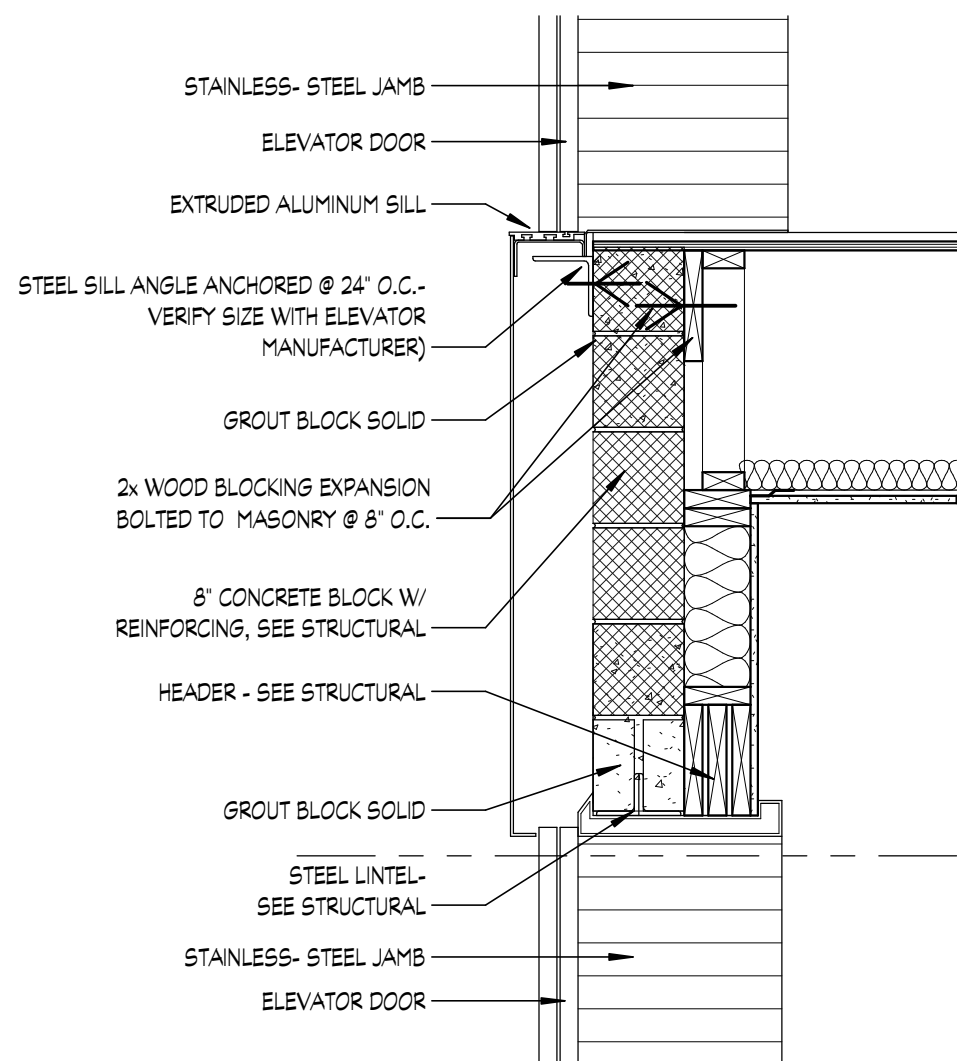
11
A.324
ELEVATOR LOBBY BENCH
SCALE: 1" = 1'-0"



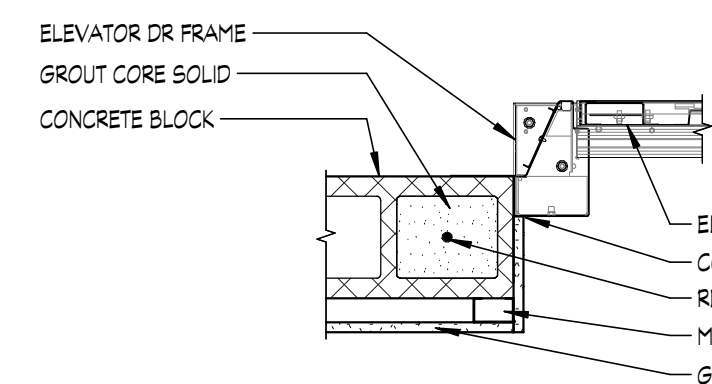
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A.324
FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



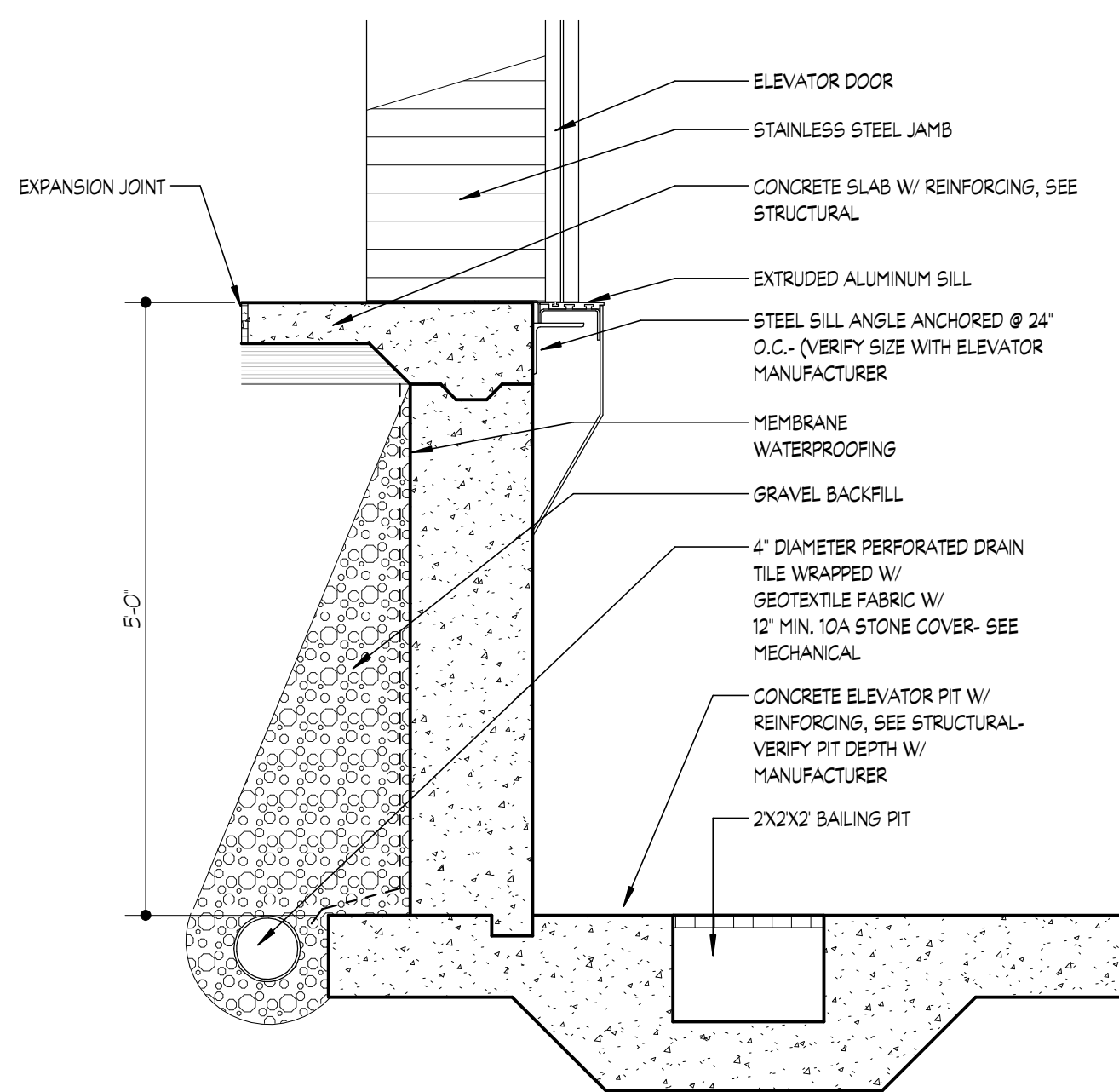
3
A.324
ELEV. ROOF SECTION
SCALE: 1" = 1'-0"



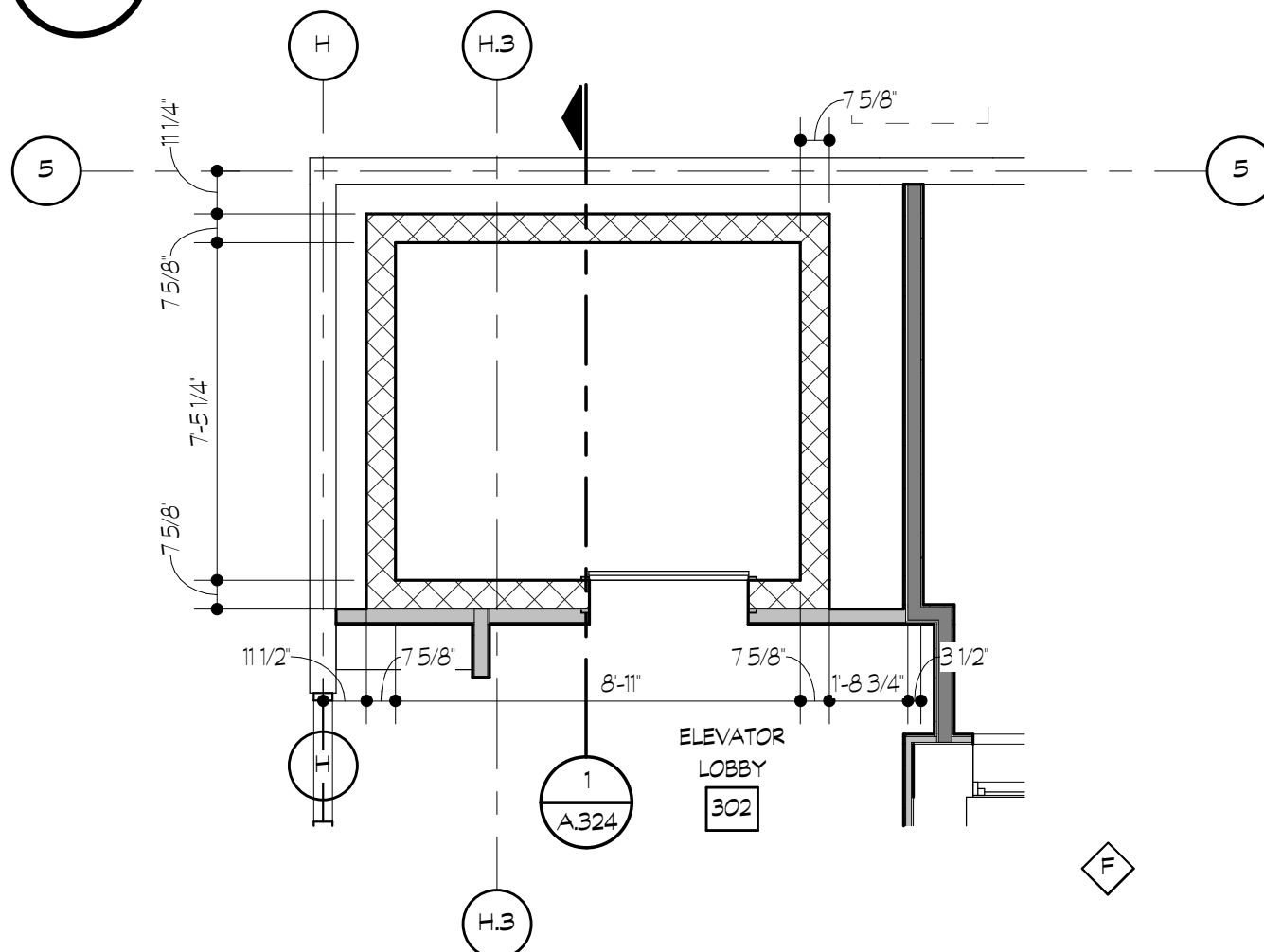
10
A.324
ELEVATOR HEAD SECTION
SCALE: 3/4" = 1'-0"



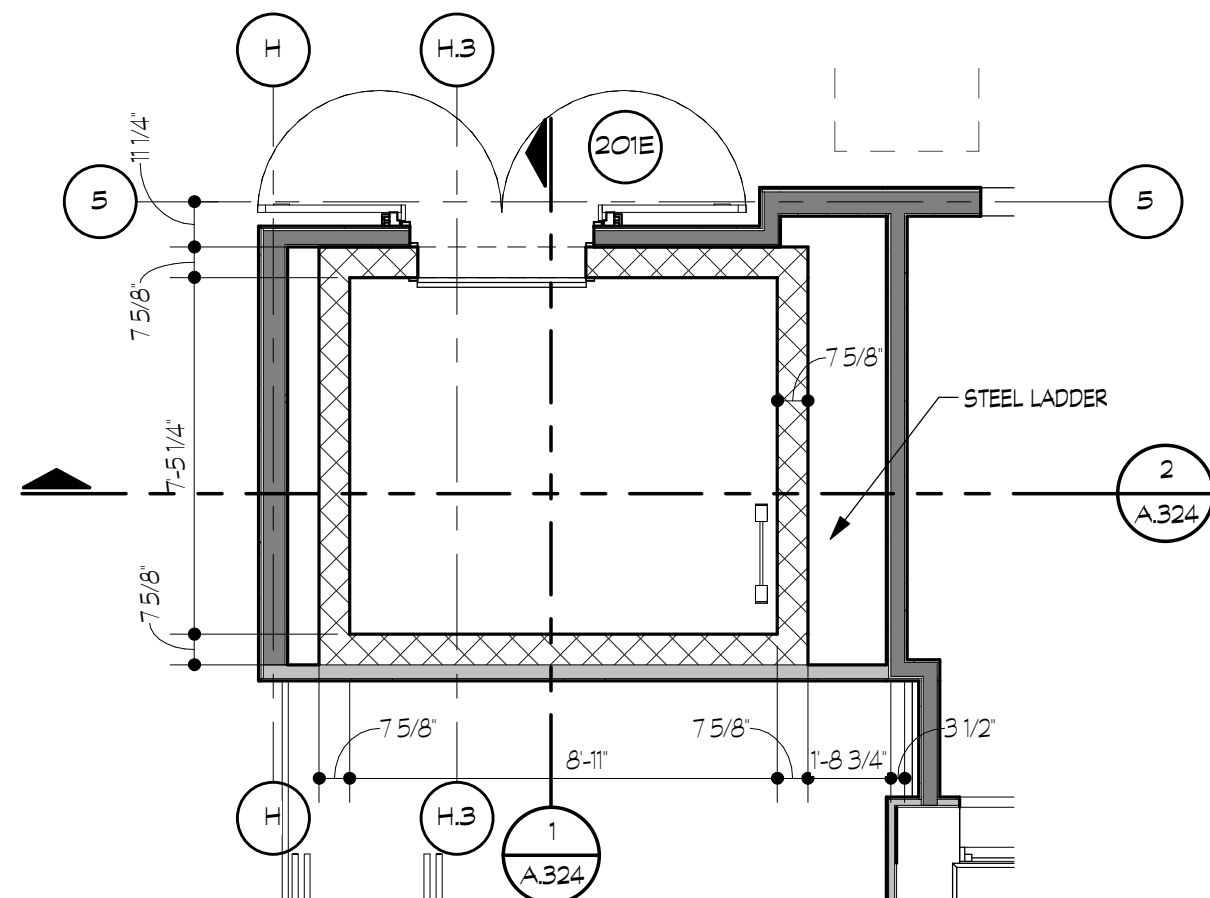
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A.324
ELEVATOR JAMB SECTION
SCALE: 1" = 1'-0"



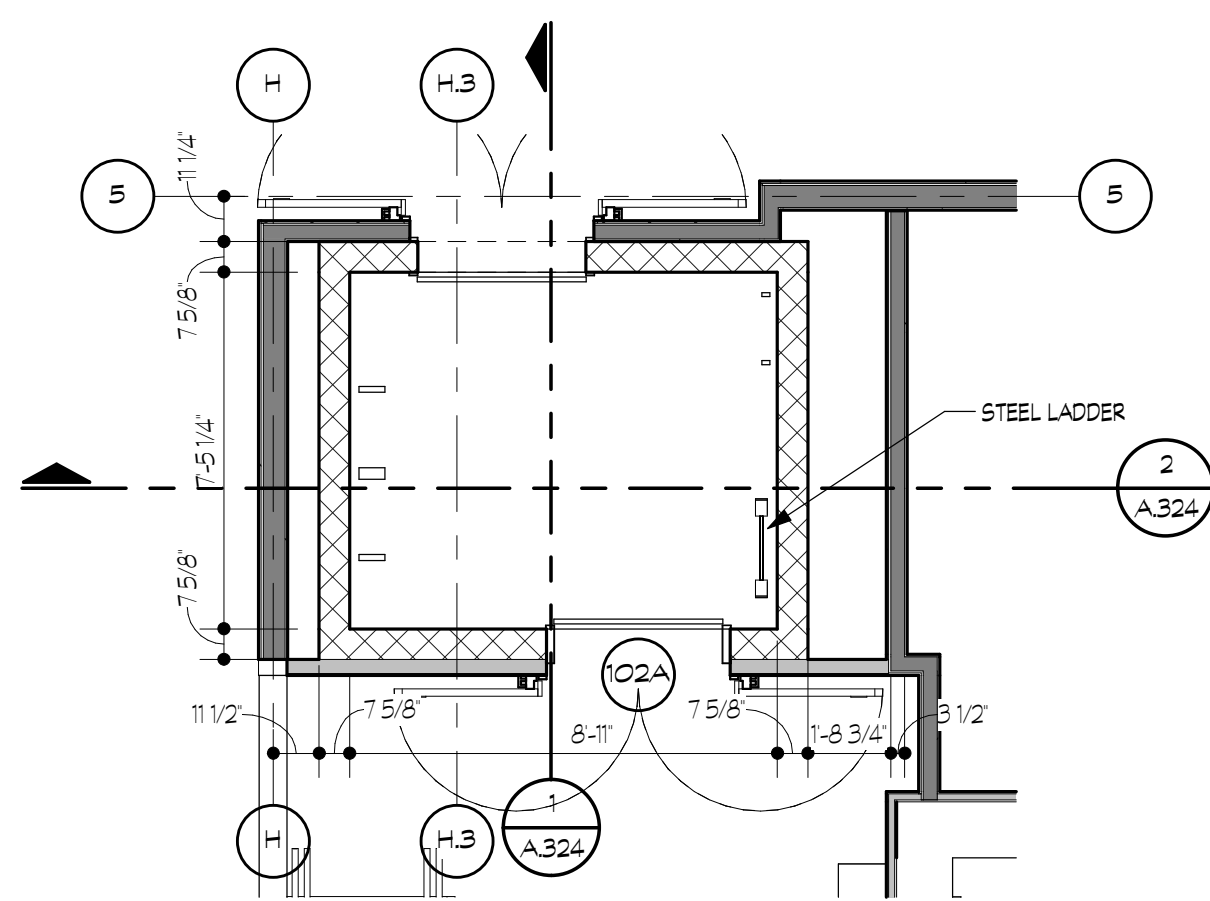
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A.324
ELEVATOR SILL SECTION
SCALE: 3/4" = 1'-0"



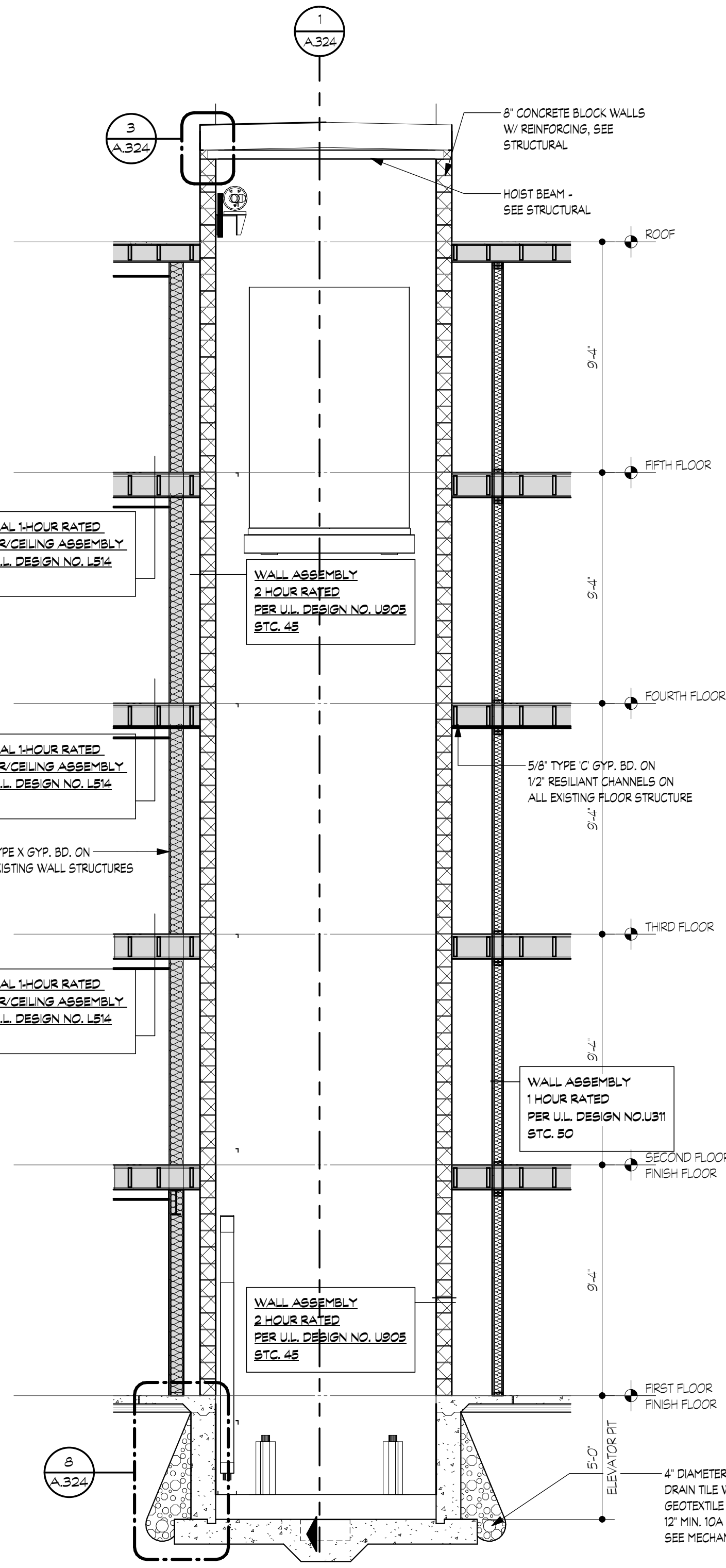
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A.324
THIRD THROUGH FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



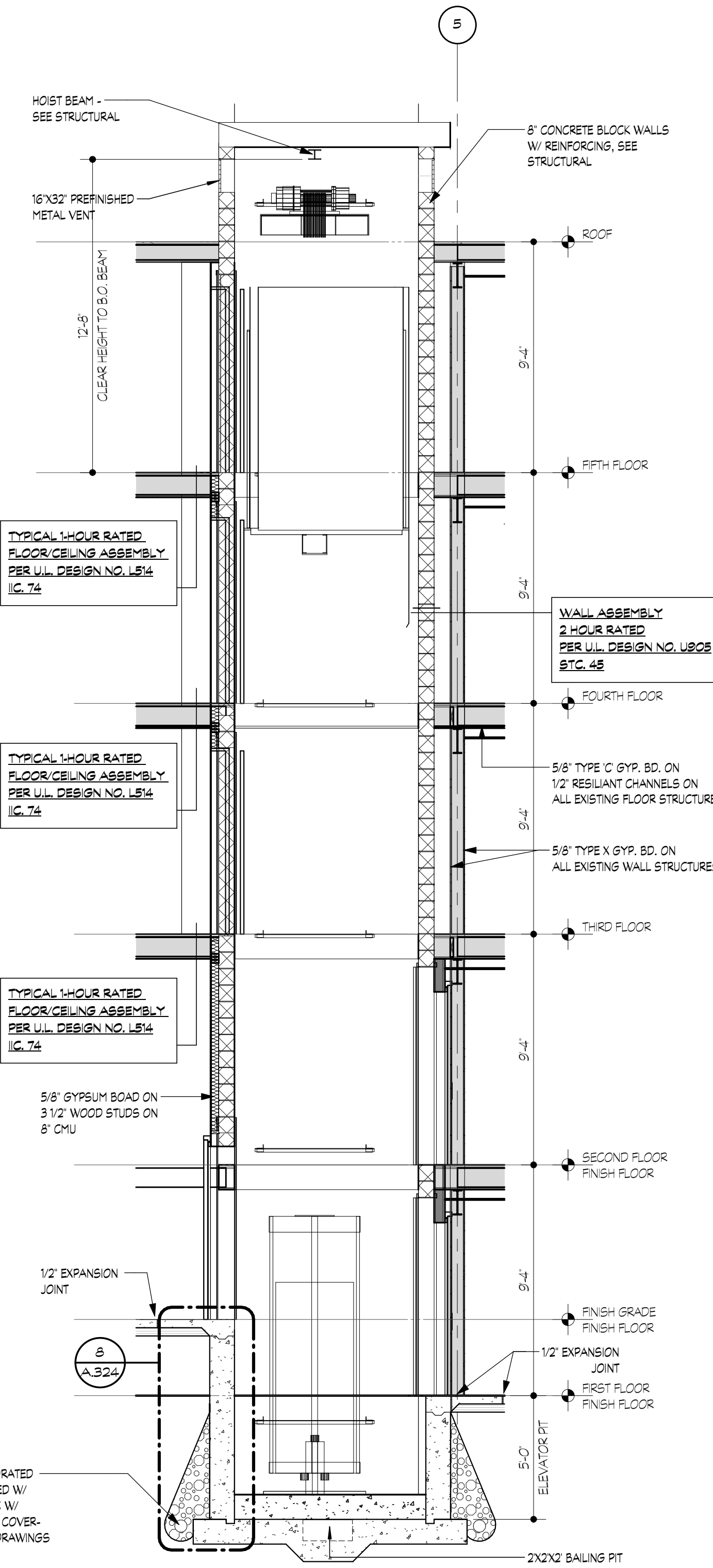
5
A.102
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4
A.101
ENLARGED ELEVATOR PIT PLAN
SCALE: 1/4" = 1'-0"



2
A.324
ELEVATOR SECTION
SCALE: 1/4" = 1'-0"



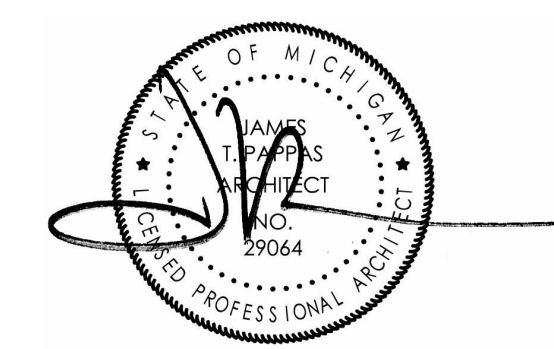
1
A.102
ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

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FUSCO,
SHAFFER &
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ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
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RENOVATION OF
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13725 DEXTER AVENUE

MICHIGAN

DETROIT

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

ELEVATOR ENLARGED PLANS AND SECTIONS

DRAWING NUMBER

A.324

**FRONT ENTRY VESTIBULE STAIR
TO BASEMENT**

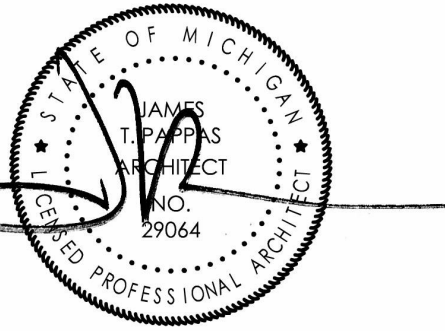
5
A.325

SCALE: 1/2" = 1'-0"

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

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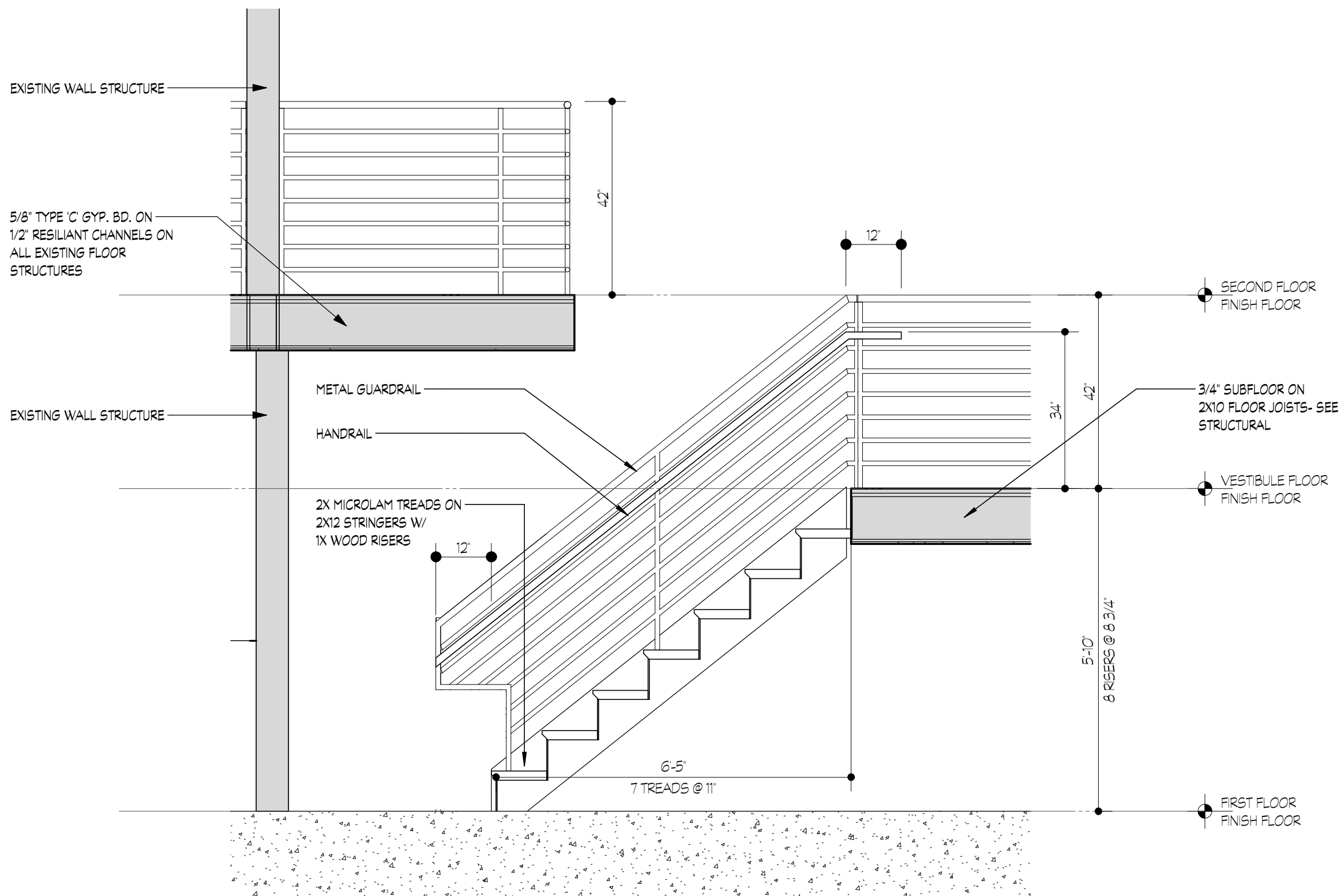
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FSP PROJECT NO.
TRC22.064

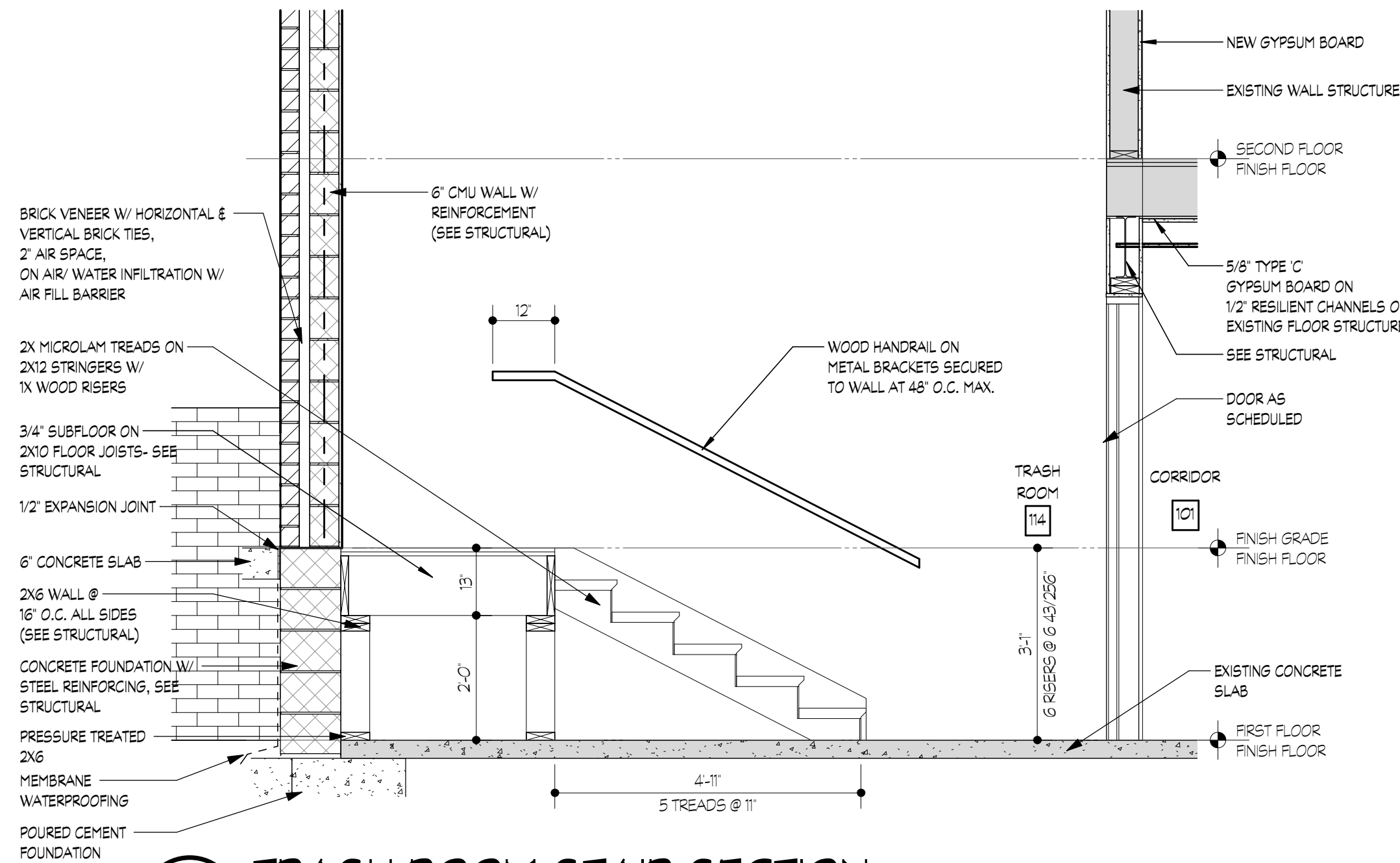
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SECONDARY STAIR SECTIONS

DRAWING NUMBER

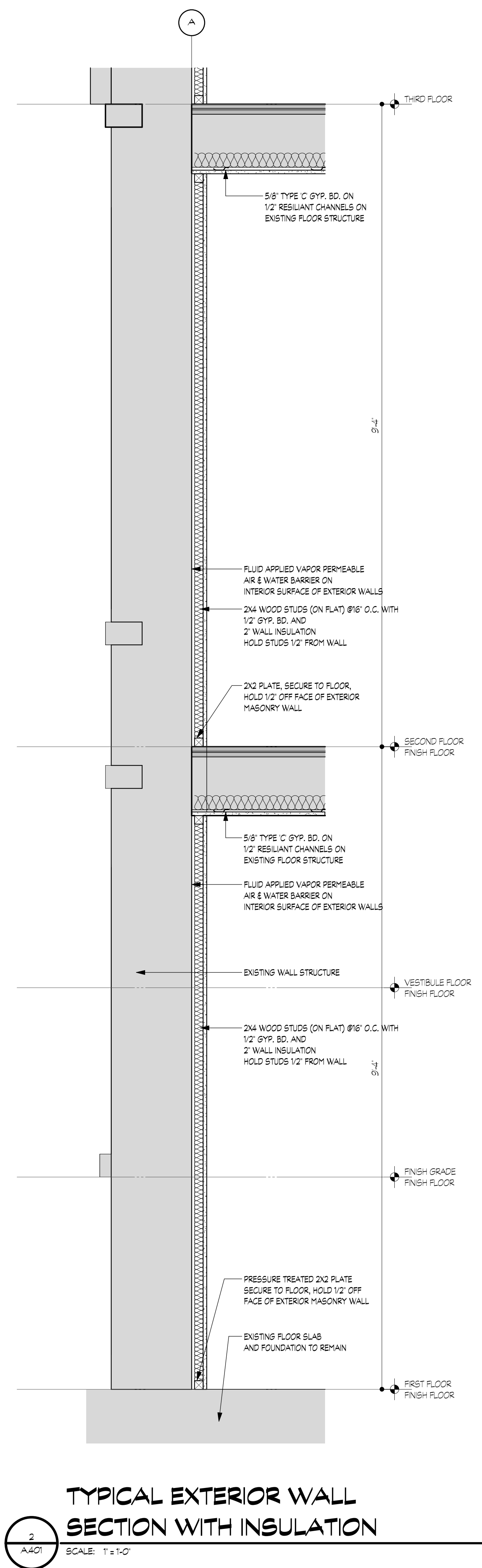
A.326



2 SECTION @ FRONT ENTRY VESTIBULE
A.326 SCALE: 1/2" = 1'-0"



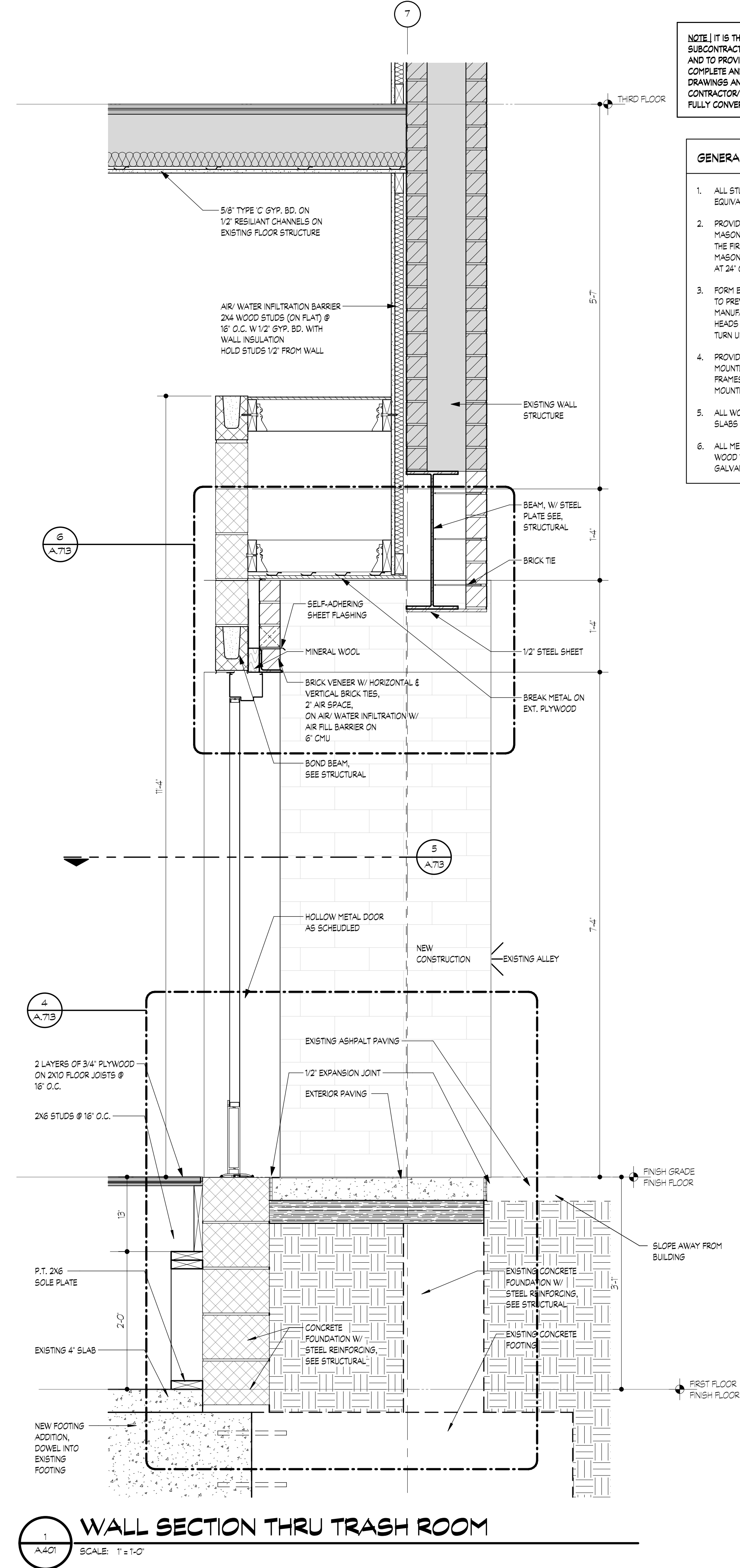
1 TRASH ROOM STAIR SECTION
A.326 SCALE: 1/2" = 1'-0"



TYPICAL EXTERIOR WALL
SECTION WITH INSULATION

2
A.401

SCALE: 1"=1'-0"



WALL SECTION THRU TRASH ROOM

1
A.401

SCALE: 1"=1'-0"

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GENERAL SECTION NOTES

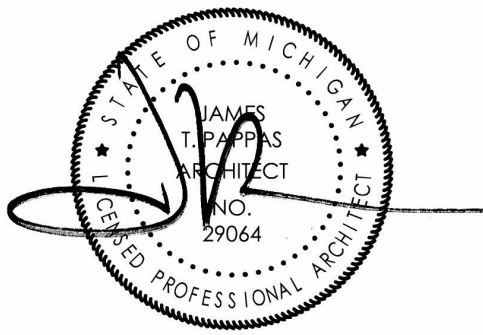
1. ALL STUD VOIDS TO BE FILLED WITH INSULATION EQUIVALENT TO THE WALL R VALUE RATING.
2. PROVIDE WEEP HOLES WITH MEMBRANE FLASHING AT ALL MASONRY LOCATED AT GRADE AT 32" O.C., LOCATED IN THE FIRST COURSE BELOW FLOOR LEVEL AND ALL MASONRY WINDOW AND DOOR HEAD AND SILL LOCATIONS AT 24" O.C., UNLESS NOTED OTHERWISE
3. FORM END DAMS AT HORIZONTAL FLASHING TERMINATIONS TO PREVENT MOISTURE ENTRY INTO CAVITY WALLS WITH MANUFACTURERS APPROVED SEALANT AT OVERLAPS, AT HEADS AND SILLS, EXTEND FLASHING 6" AT ENDS AND TURN UP NOT LESS THAN 2" TO FORM END DAMS.
4. PROVIDE SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT FIXTURES, DOORS, WINDOWS, FRAMES AND ACCESSORIES TO PROVIDE FOR SOLID MOUNTING.
5. ALL WOOD IN CONTACT WITH CONCRETE WALLS OR FLOOR SLABS TO BE PRESERVATIVE TREATED.
6. ALL METAL IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED TO RESIST CORROSION.

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FERNDALE, MICHIGAN, 48220
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KEY PLAN

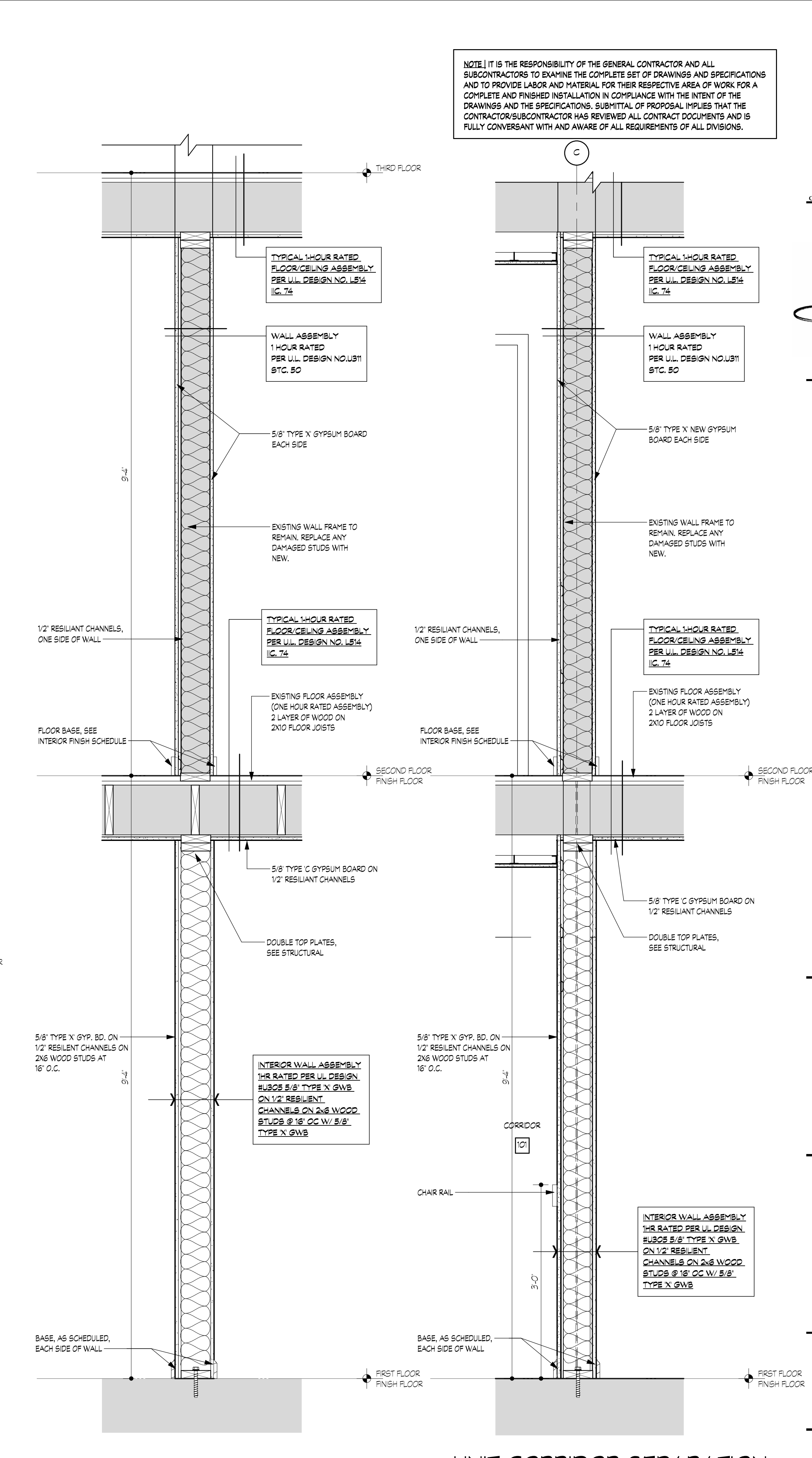
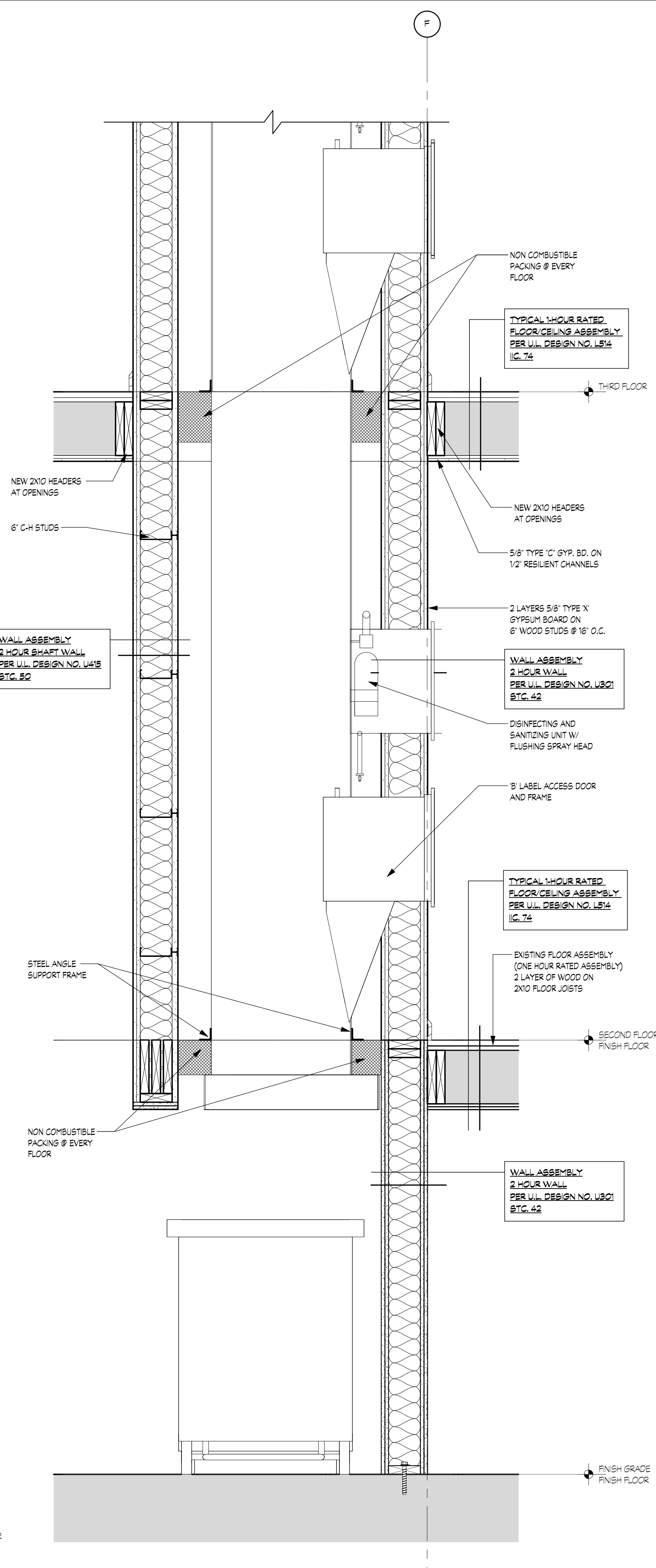
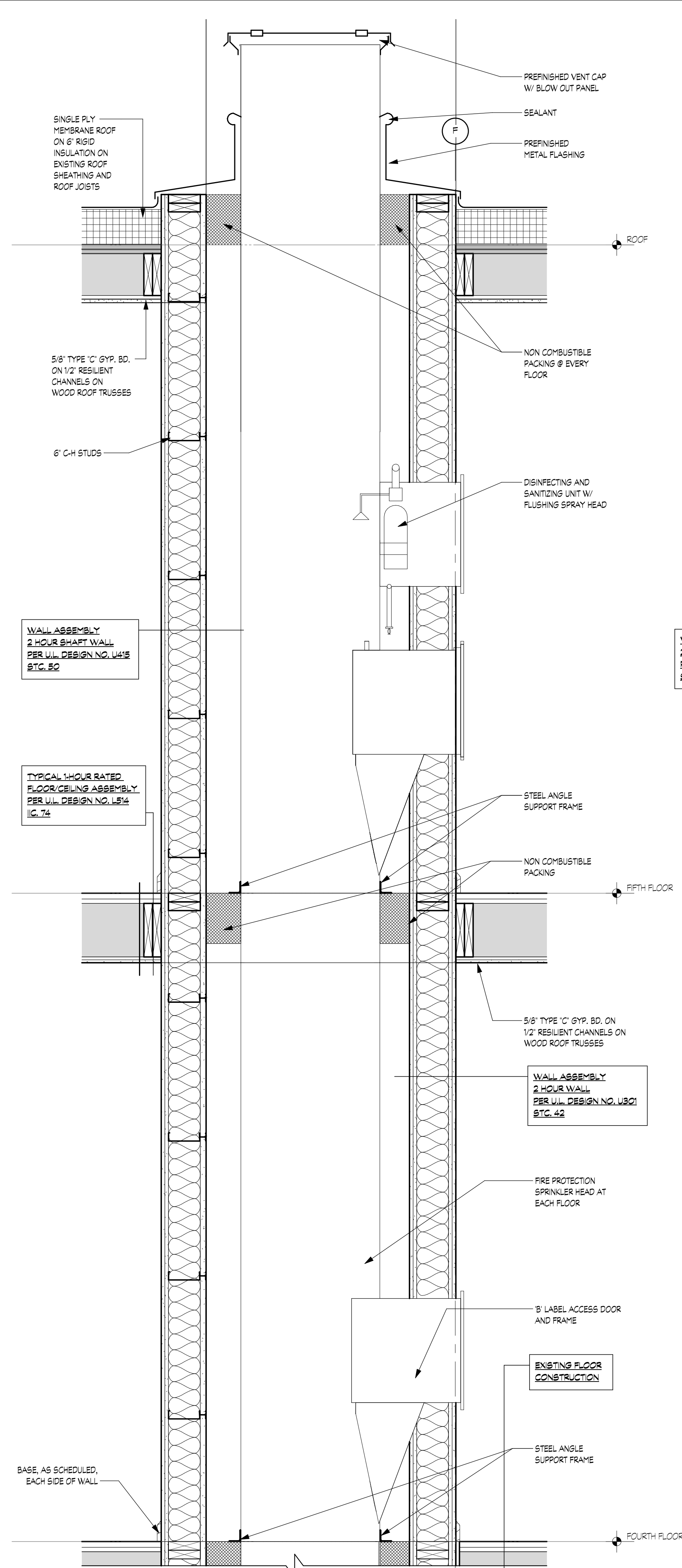
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

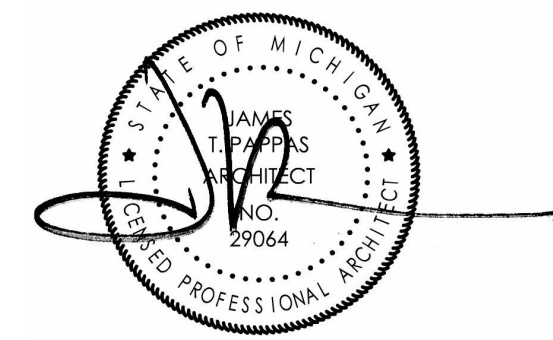
WALL SECTIONS

DRAWING NUMBER

A.401



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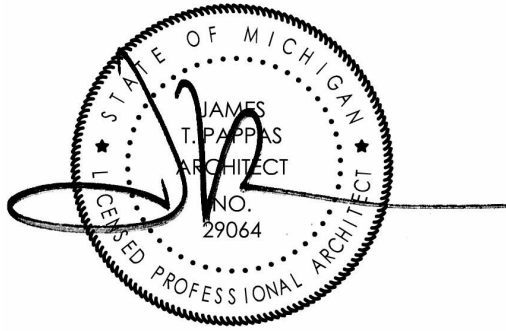


DATE	ISSUE
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06.24.2025	BIDS
05.09.2025	PERMITS
DATE	ISSUE

KEY PLAN

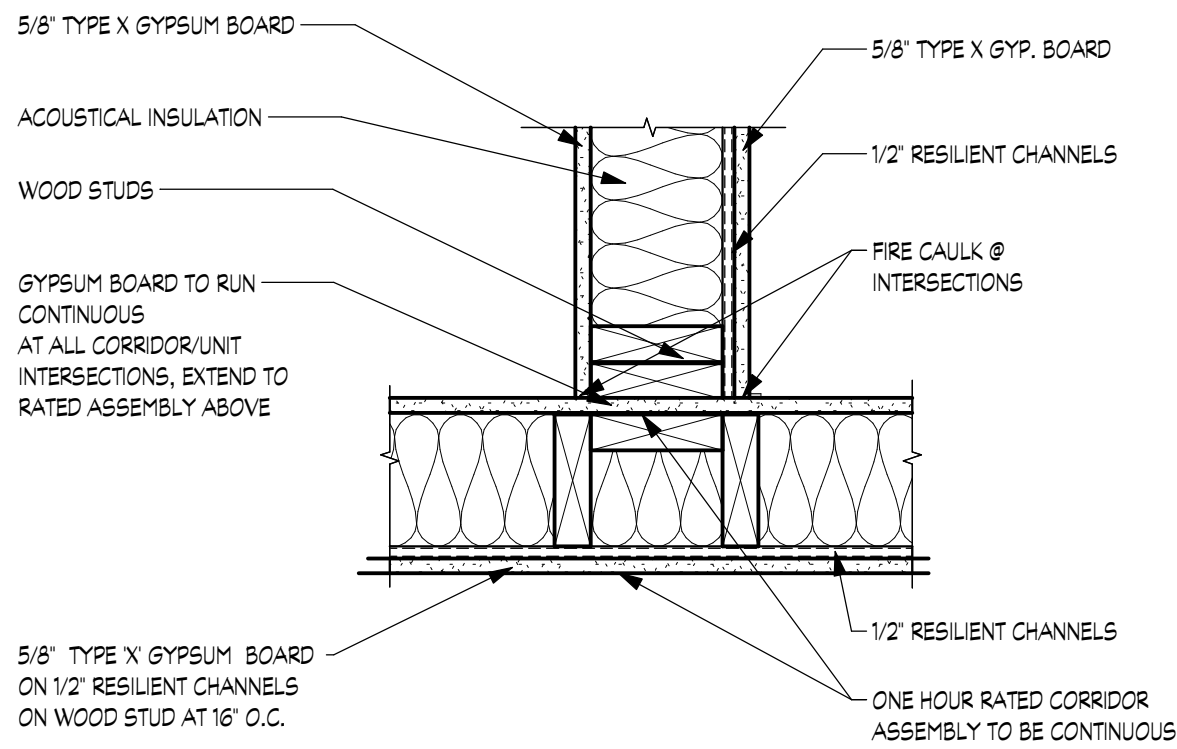
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

WALL SECTIONS

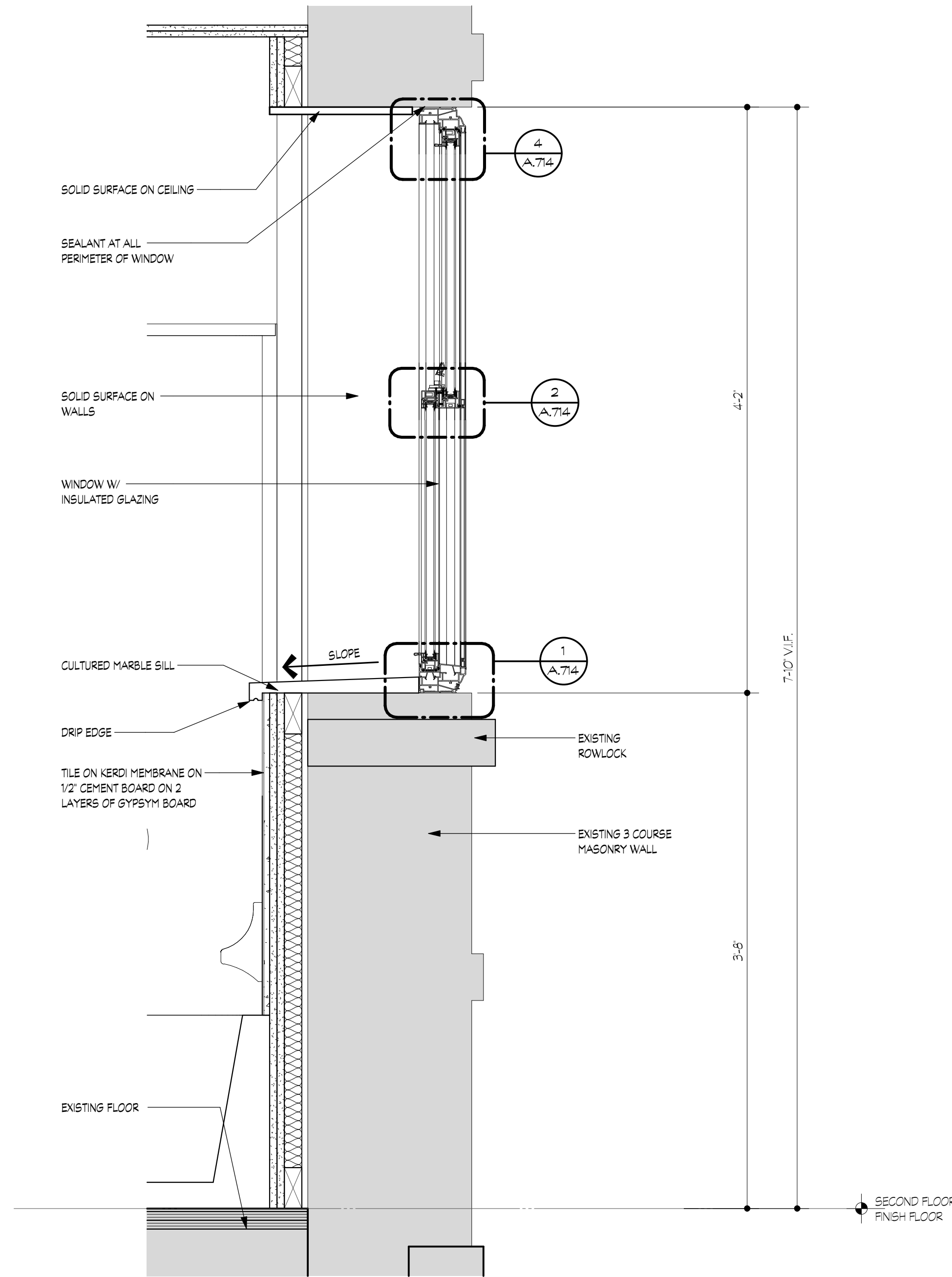
DRAWING NUMBER

A.422



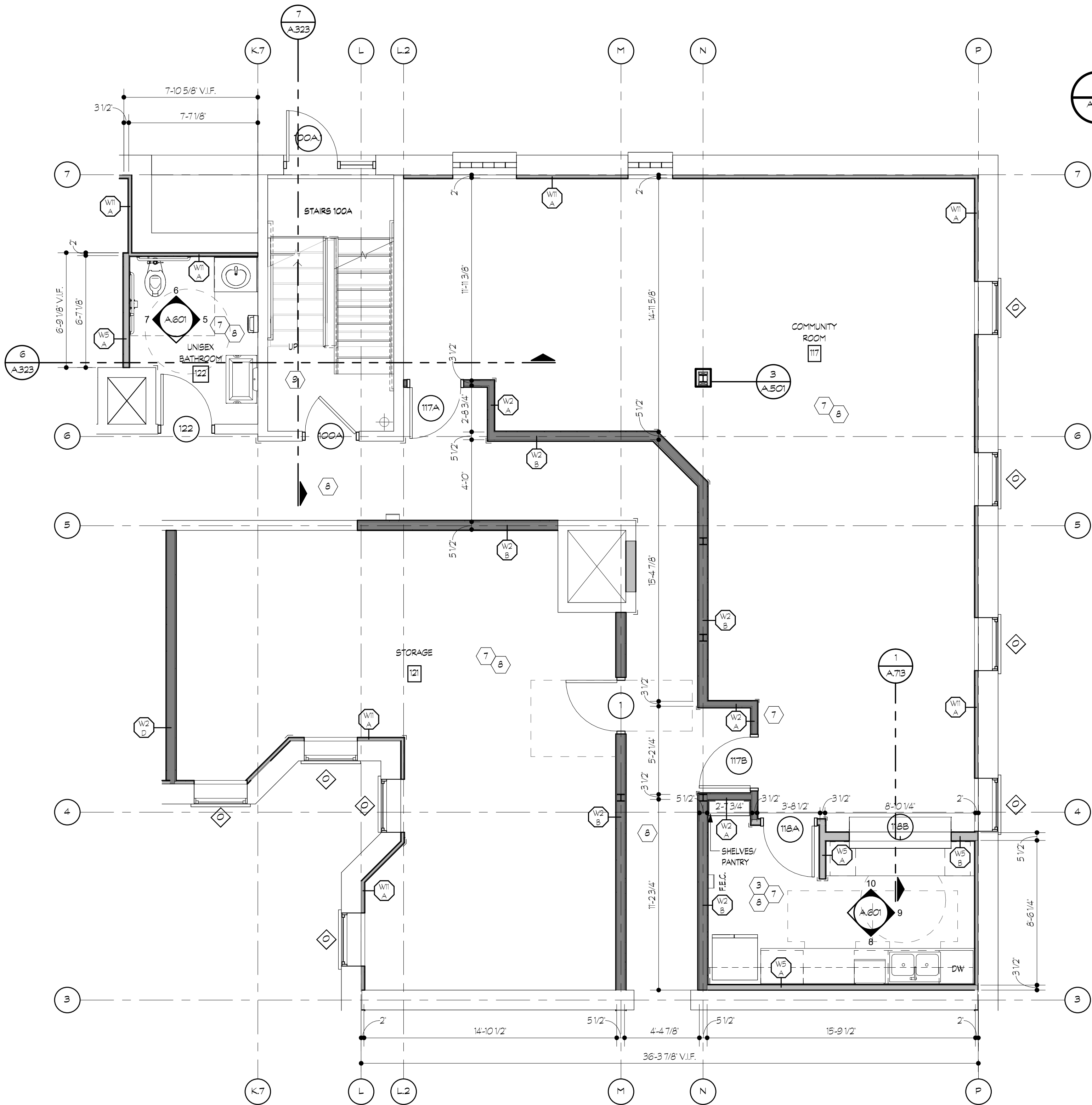
CORRIDOR/UNIT SEPARATION WALL
INTERSECTION DETAIL (TYPICAL)

SCALE: 1 1/2" = 1'-0"

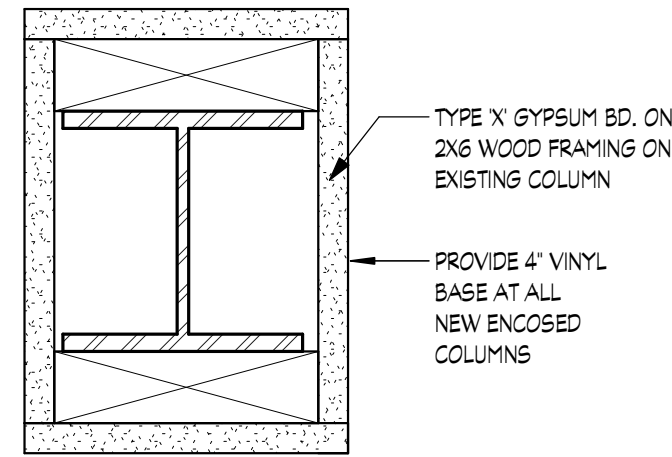


SHOWER WINDOW DETAIL

SCALE: 1 1/2" = 1'-0"



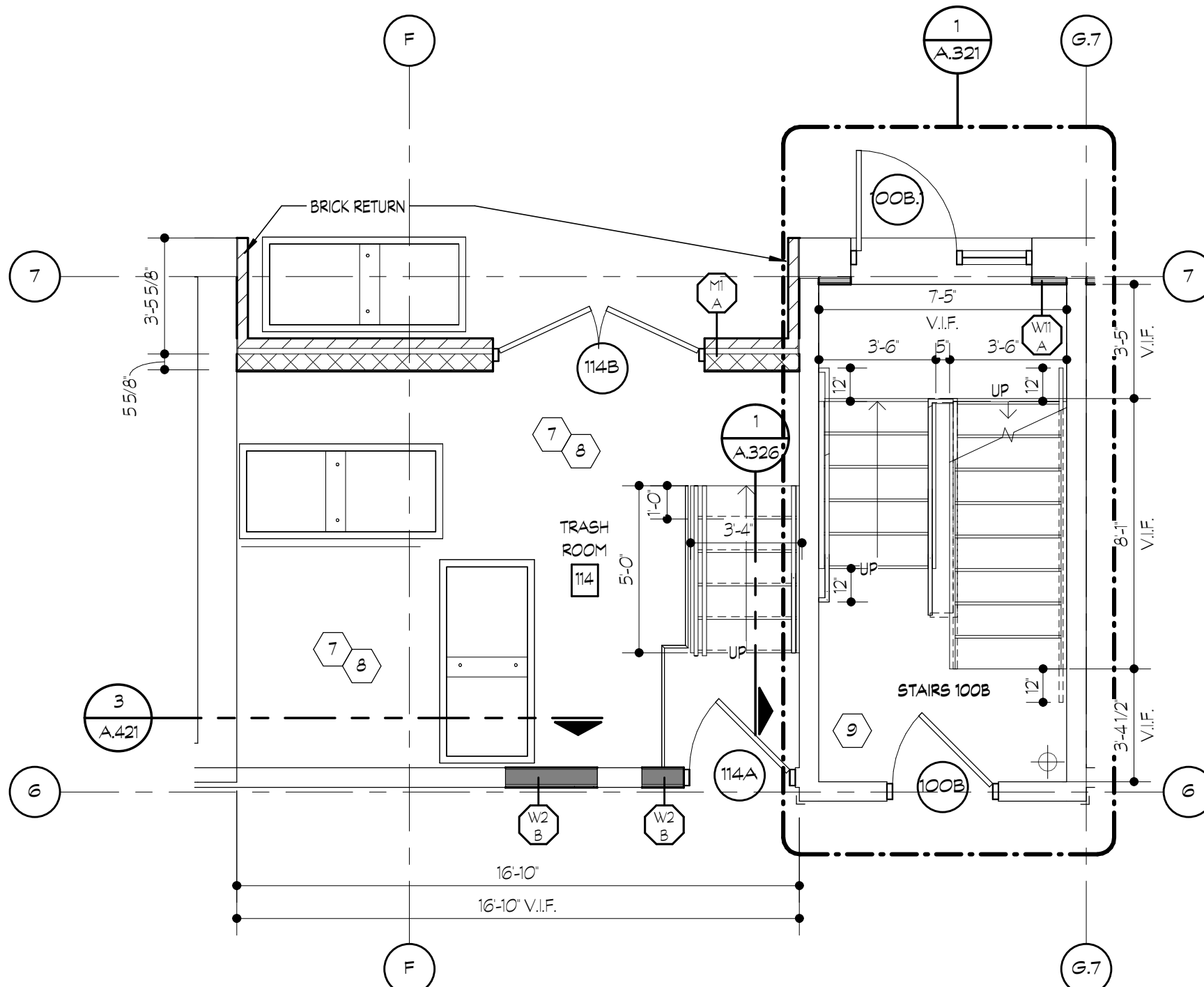
2
A.501
ENLARGED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3
A.501
ENLARGED COLUMN
ENCLOSURE PLAN
(TYP.)
SCALE: 3\"/>

- GENERAL PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
 - PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
 - VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 - COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
 - SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
 - ALL EXT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
 - FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

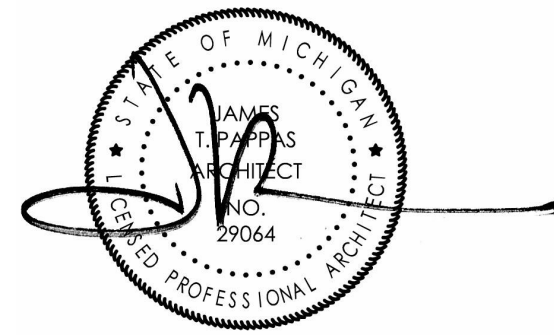
WALL LEGEND:	
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



1
A.501
TRASH ROOM (1ST FLOOR)
SCALE: 1/4" = 1'-0"

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

- COMMON AREA PLAN KEYNOTES:** #
- DOOR(S) & FRAME(S) OR OPENING(S):**
 - PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
 - WINDOWS(S) / FRAMES & WINDOW TREATMENTS**
 - PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
 - COMMUNITY ROOM/COMMON KITCHENETTE:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
 - PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
 - PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
 - PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
 - PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY. SEE ELECTRICAL.
 - PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
 - NEW ELEVATOR:** PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
 - INTERCOM SYSTEM:** PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
 - FIRE EXTINGUISHERS:** PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
 - CORNER GUARDS:** PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
 - INTERIOR FINISHES:**
 - FLOORS: PROVIDE AND INSTALL NEW FLOORING.
 - BASE: PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS: PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PROVIDE AND INSTALL NEW CEILINGS. PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
 - STAIRS AND STAIRWELL:** REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.
- UNIT PLAN KEYNOTES:**
- INTERIOR DOORS:**
 - PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
 - PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
 - KITCHENS:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
 - PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
 - PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING: ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
 - PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUT-OFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
 - BATHROOMS:**
 - PROVIDE AND INSTALL CABINETS IN ALL UNIT BATHROOMS.
 - PROVIDE AND INSTALL CULTURED MARBLE TOP WITH INTEGRAL SINK, BACK AND SIDE SPLASHES WHERE NEEDED.
 - PROVIDE AND INSTALL FIBERGLASS TUB SURROUND, SOAP DISH, SEAT AND GRAB BARS AT ALL UNITS. SEE SHEET A.C.002 FOR MSDHA FOR GRAB BARS MOUNTING HEIGHTS.
 - PROVIDE AND INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING FRAMELESS MIRROR, RECESSED MEDICINE CABINET, TOILET PAPER HOLDER, TOWEL BAR, SHOWER CURTAIN ROD AND ROBE HOOK. (2 ROBE HOOKS TO BE INSTALLED IN BARRIER FREE UNITS - SEE SHEET A.C.002.
 - PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - INTERIOR FINISHES:**
 - FLOORS: PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT.
 - BASE: PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS: PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
 - WINDOWS & WINDOW TREATMENTS:** SEE WINDOW SCHEDULE.
 - PROVIDE AND INSTALL NEW WINDOW TREATMENT.
 - CLOSET / LINEN / PANTRY:**
 - BEDROOM / COAT CLOSET(S):** PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
 - LINEN CLOSET(S):** PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
 - GFCI RECEPTACLES:** PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
 - LIGHT SWITCHES, OUTLETS, AND COVER PLATES:** PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

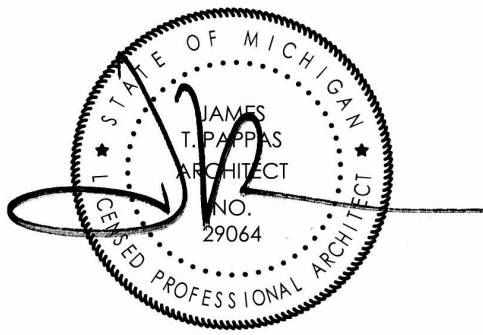
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

ENLARGED PLANS - COMMON AREA

DRAWING NUMBER

A.501



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

ENLARGED PLANS - COMMON AREA

DRAWING NUMBER

A.502

GENERAL PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
- PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
- VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
- SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
- ALL EXIT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
- FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN

NEW STUD/FURRING WALL W/1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION

NEW STUD INTERIOR WALL W/1 LAYER OF GYP. BD. EACH SIDE

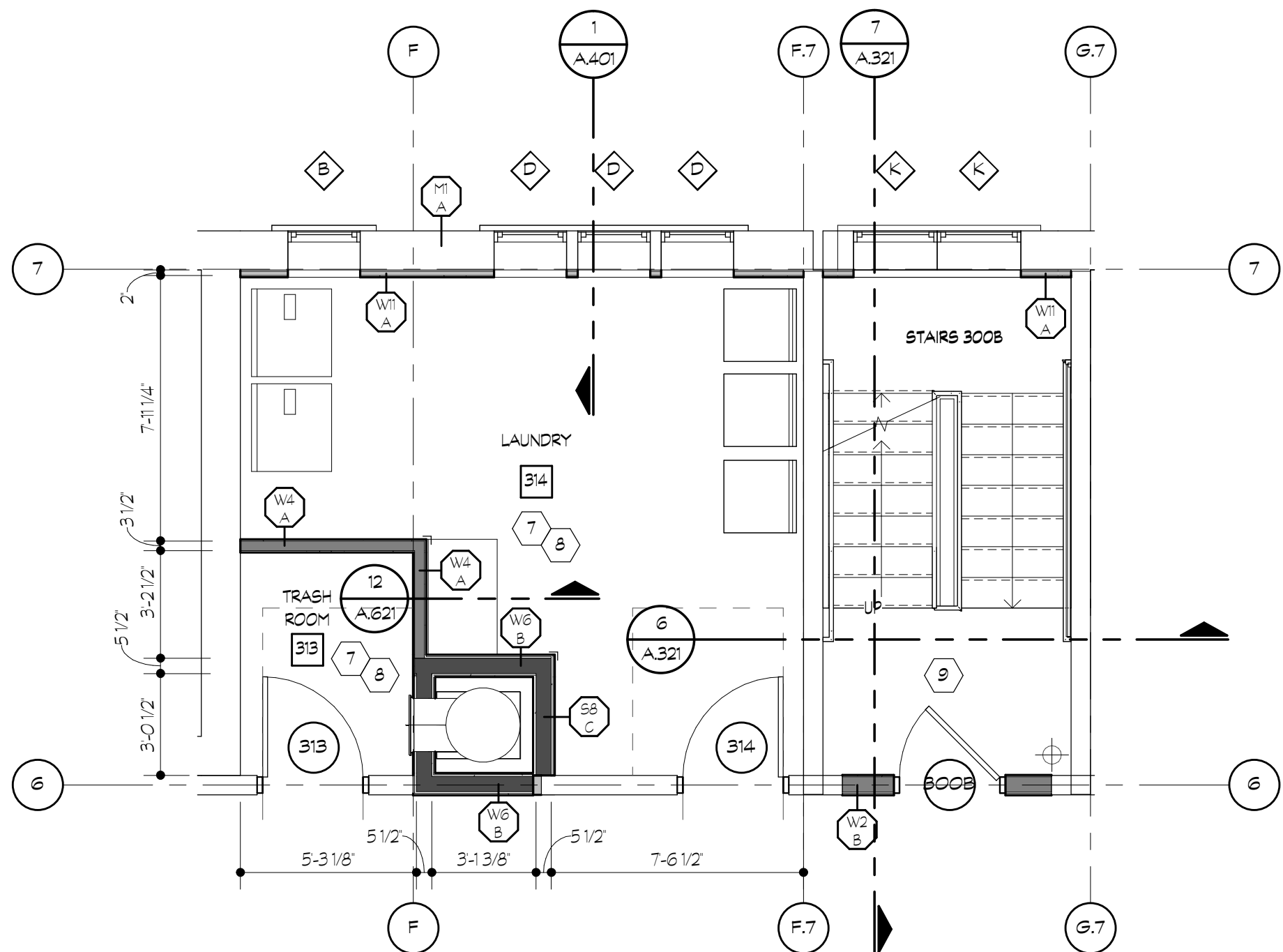
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COMMON AREA PLAN KEYNOTES: #

- DOOR(S) & FRAME(S) OR OPENING(S):**
 - PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
- WINDOWS(S) / FRAMES & WINDOW TREATMENTS**
 - PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
- COMMUNITY ROOM/COMMON KITCHENETTE:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
 - PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
 - PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
 - PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
 - PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY. SEE ELECTRICAL.
 - PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
- NEW ELEVATOR:** PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
- INTERCOM SYSTEM:** PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
- FIRE EXTINGUISHERS:** PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
- CORNER GUARDS:** PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
- INTERIOR FINISHES:**
 - FLOORS: PROVIDE AND INSTALL NEW FLOORING.
 - BASE: PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS: PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PROVIDE AND INSTALL NEW CEILINGS. PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
- STAIRS AND STAIRWELL:** REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

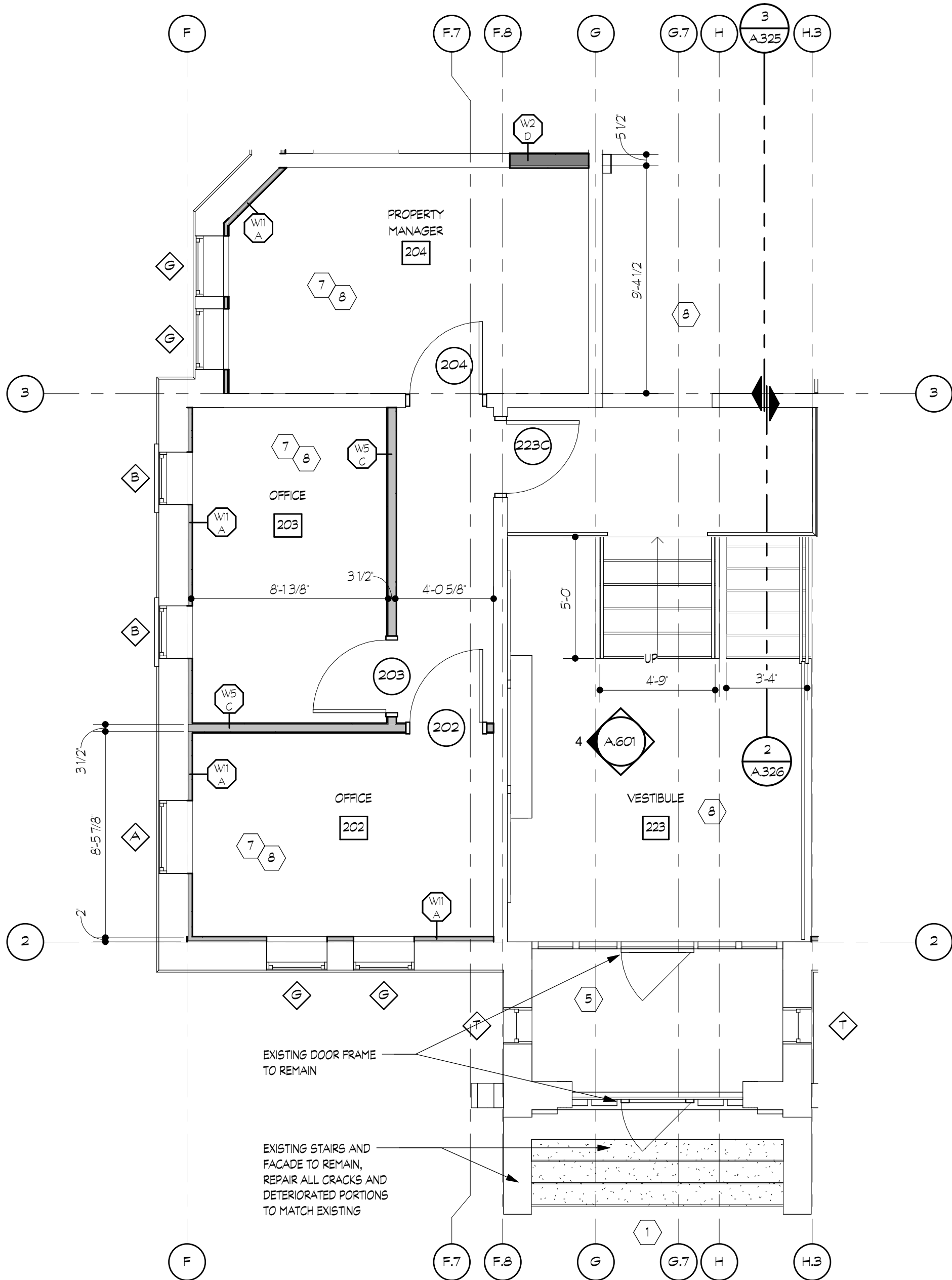
UNIT PLAN KEYNOTES:

- INTERIOR DOORS:**
 - PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
 - PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
- KITCHENS:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
 - PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
 - PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING: ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
 - PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUTOFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
- BATHROOMS:**
 - PROVIDE AND INSTALL CABINETS IN ALL UNIT BATHROOMS.
 - PROVIDE AND INSTALL CULTURED MARBLE TOP WITH INTEGRAL SINK, BACK AND SIDE SPLASHES WHERE NEEDED.
 - PROVIDE AND INSTALL FIBERGLASS TUB SURROUND, SOAP DISH, SEAT AND GRAB BARS AT ALL UNITS. SEE SHEET A.C.002 FOR MSDHA FOR GRAB BARS MOUNTING HEIGHTS.
 - PROVIDE AND INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING FRAMELESS MIRROR, RECESSED MEDICINE CABINET, TOILET PAPER HOLDER, TOWEL BAR, SHOWER CURTAIN ROD AND ROBE HOOK. (2 ROBE HOOKS TO BE INSTALLED IN BARRIER FREE UNITS - SEE SHEET A.C.002.
 - PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERIOR FINISHES:**
 - FLOORS: PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT.
 - BASE: PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS: PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
- WINDOWS & WINDOW TREATMENTS:** SEE WINDOW SCHEDULE.
 - PROVIDE AND INSTALL NEW WINDOW TREATMENT.
- CLOSET / LINEN / PANTRY:**
 - BEDROOM / COAT CLOSET(S):** PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
 - LINEN CLOSET(S):** PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
- GFCI RECEPTACLES:** PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
- LIGHT SWITCHES, OUTLETS, AND COVER PLATES:** PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.



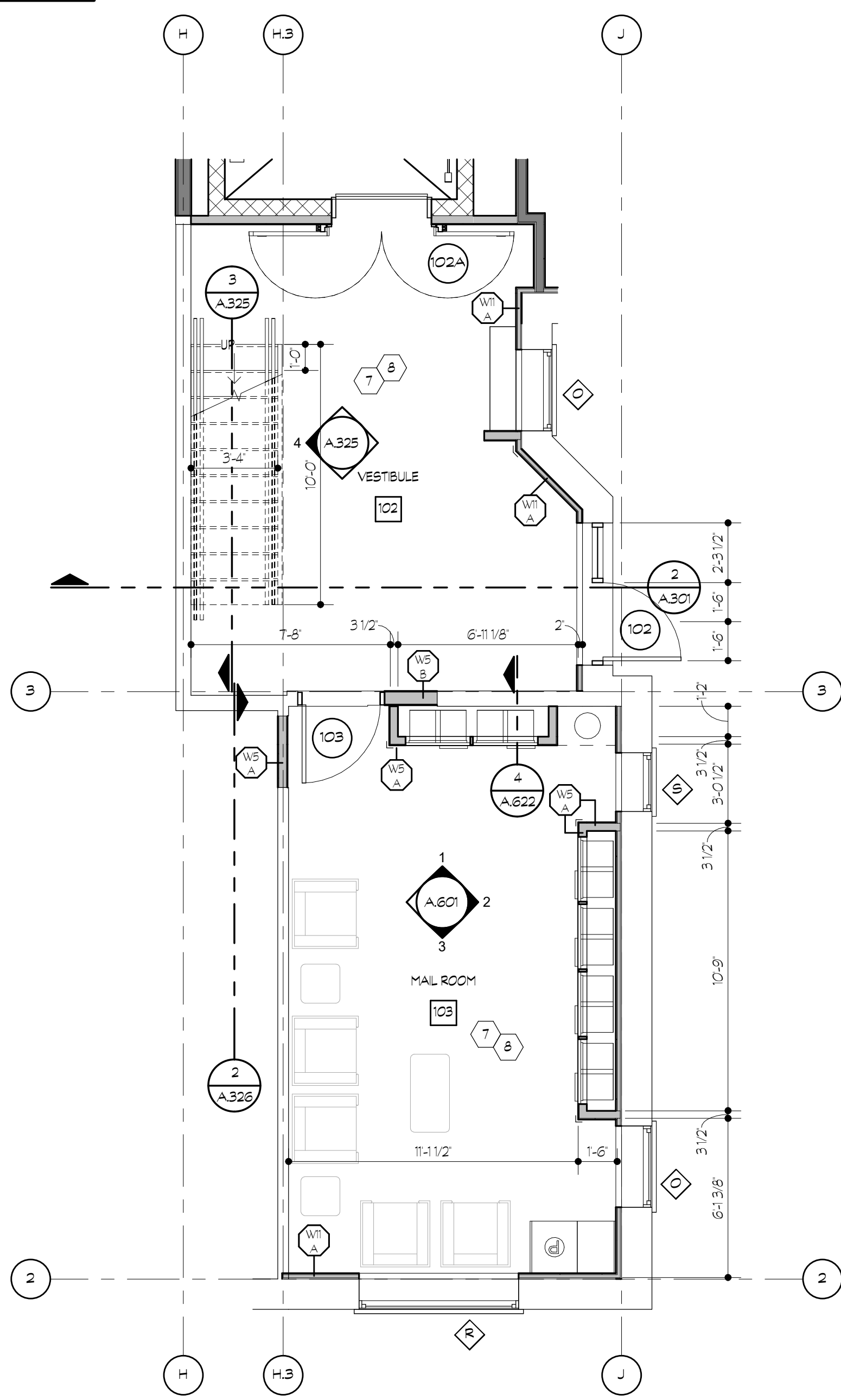
3
A.502
ENLARGED PLAN - LAUNDRY (2ND-5TH FLOOR)

SCALE: 1/4" = 1'-0"



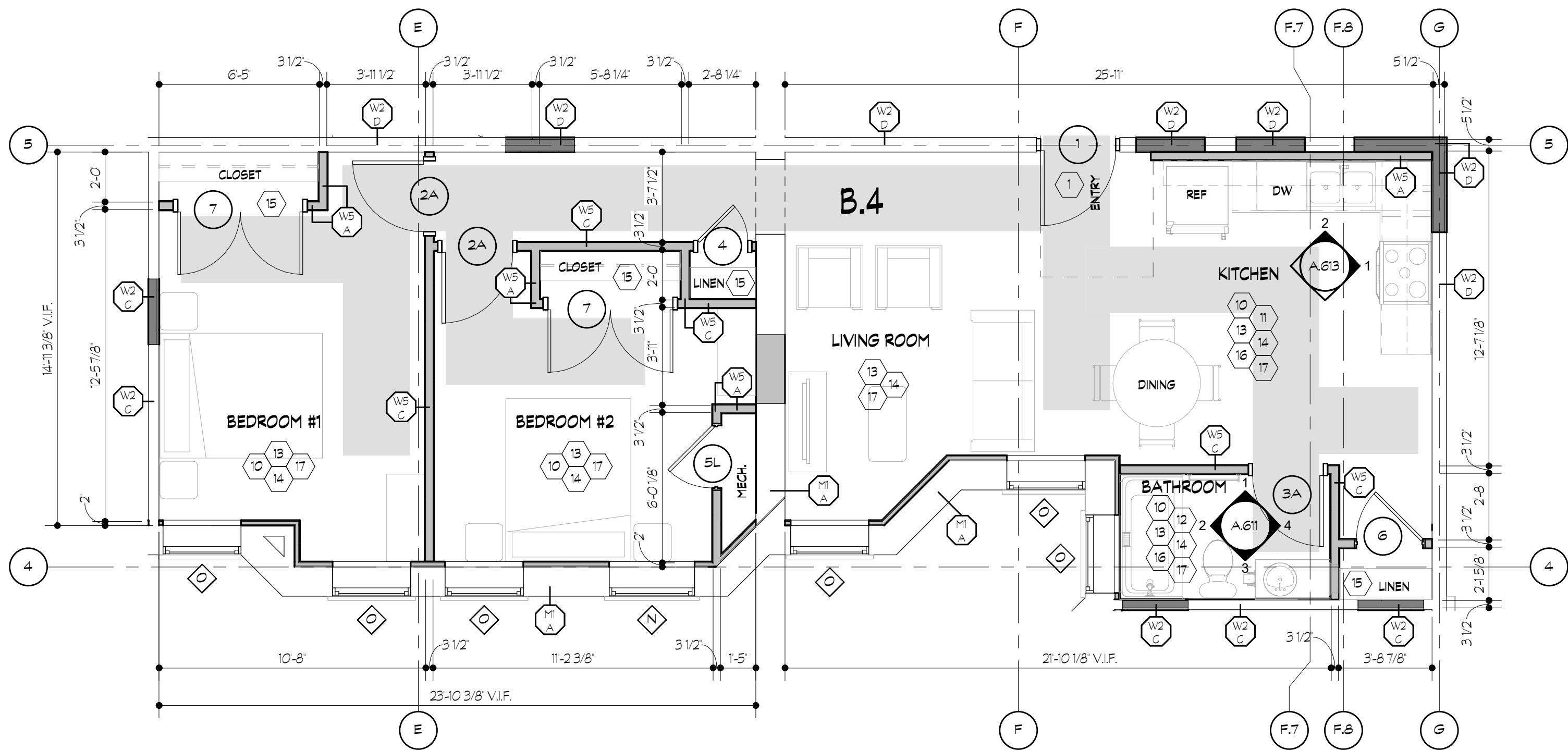
2
A.502
OFFICE ENLARGED PLAN

SCALE: 1/4" = 1'-0"



1
A.502
ENLARGED PLAN - MAILROOM + VESTIBULE

SCALE: 1/4" = 1'-0"

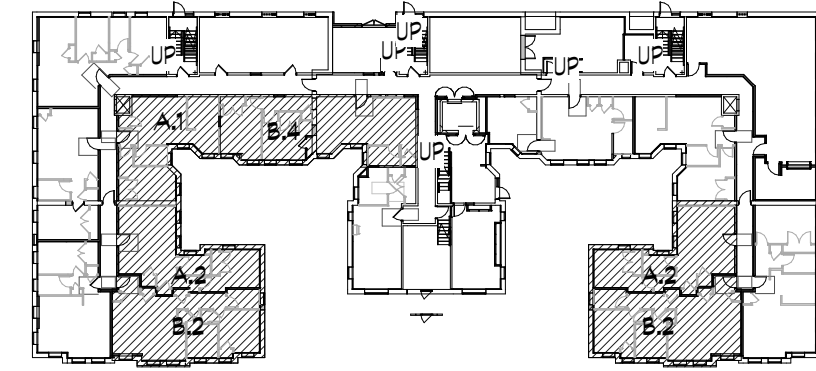


3 UNIT B.4 (1ST FLOOR)
A.511 SCALE: 1/4" = 1'-0"

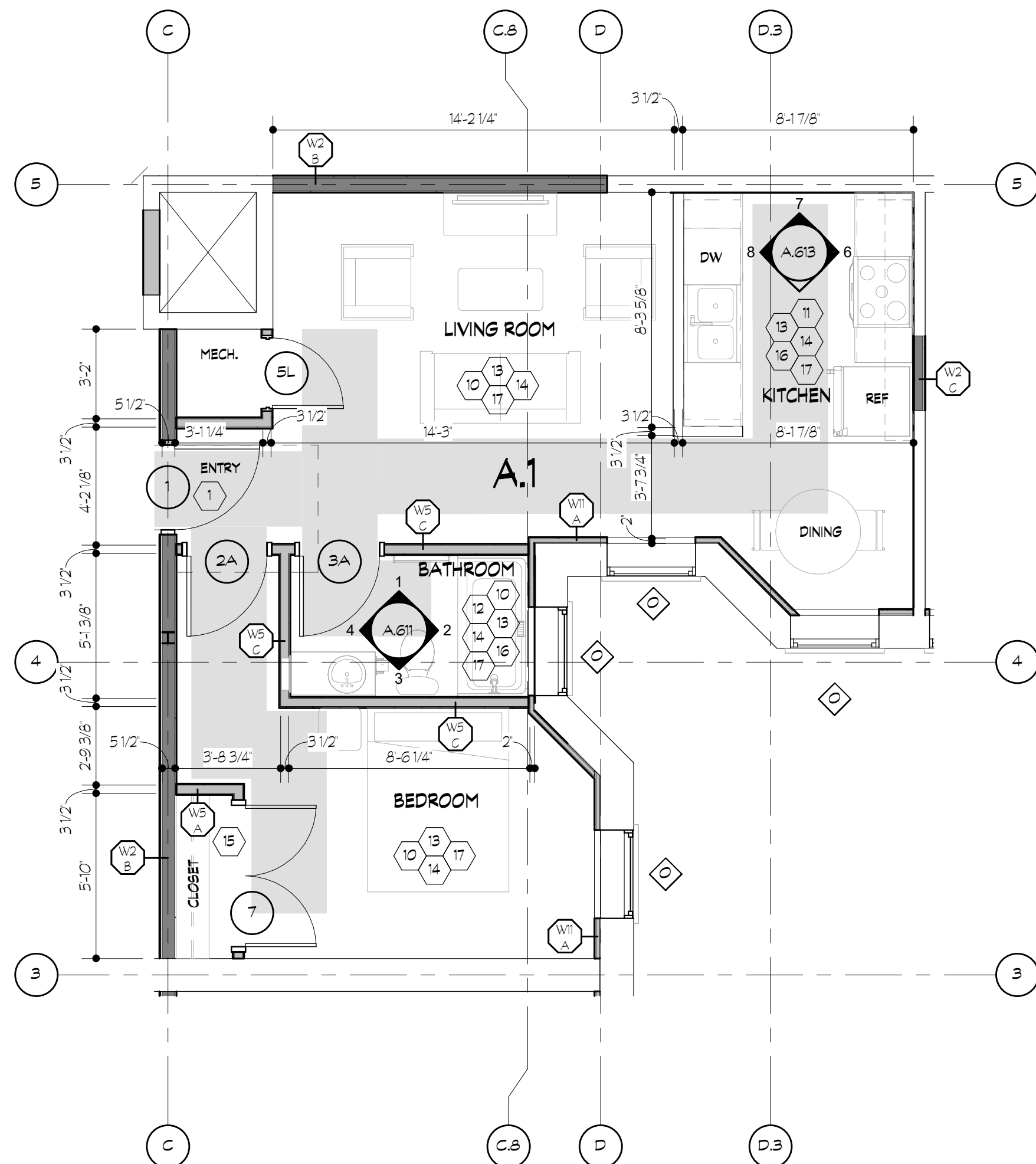
- GENERAL PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
 - PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
 - VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 - COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
 - SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
 - ALL EXIT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
 - FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

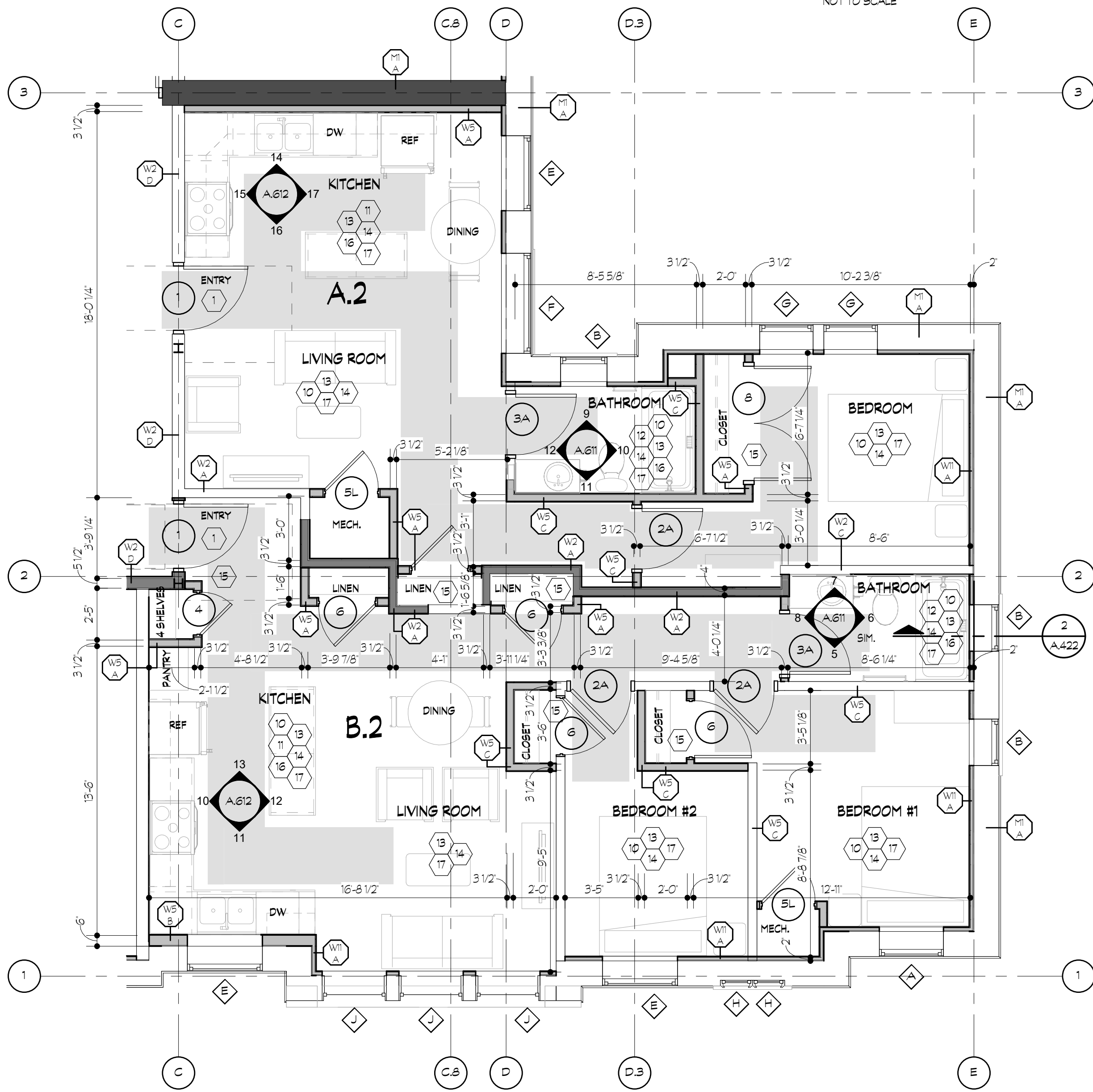
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



KEY PLAN - A.1, B.2, B.4
NOT TO SCALE



4 UNIT A.1 (1ST FLOOR)
A.511 SCALE: 1/4" = 1'-0"



1 UNIT A.2, B.2 (1ST-5TH FLOOR)
A.511 SCALE: 1/4" = 1'-0"

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- COMMON AREA PLAN KEYNOTES:** #
- DOOR(S) & FRAME(S) OR OPENING(S):**
A. PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
 - WINDOWS(S) / FRAMES & WINDOW TREATMENTS**
A. PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
 - COMMUNITY ROOM/COMMON KITCHENETTE:**
A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
B. PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
C. PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
D. PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
E. PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY. SEE ELECTRICAL.
F. PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
 - NEW ELEVATOR:** PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
 - INTERCOM SYSTEM:** PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
 - FIRE EXTINGUISHERS:** PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
 - CORNER GUARDS:** PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
 - INTERIOR FINISHES:**
A. FLOORS : PROVIDE AND INSTALL NEW FLOORING.
B. BASE : PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
C. WALLS : PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
D. CEILINGS: PROVIDE AND INSTALL NEW CEILINGS. PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
 - STAIRS AND STAIRWELL:** REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

- UNIT PLAN KEYNOTES:**
- INTERIOR DOORS:**
A. PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
B. PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
 - KITCHENS:**
A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
B. PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
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E. PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - INTERIOR FINISHES:**
A. FLOORS : PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT.
B. BASE : PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
C. WALLS : PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
D. CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
 - WINDOWS & WINDOW TREATMENTS:** SEE WINDOW SCHEDULE.
A. PROVIDE AND INSTALL NEW WINDOW TREATMENT.
 - CLOSET / LINEN / PANTRY:**
A. **BEDROOM / COAT CLOSET(S):** PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
B. **LINEN CLOSET(S):** PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
 - GFCI RECEPTACLES:** PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
 - LIGHT SWITCHES, OUTLETS, AND COVER PLATES:** PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.

FSP

FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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STATE OF MICHIGAN
FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECT
NO. 29064
PROFESSIONAL ARCHITECT

MICHIGAN

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

DETROIT

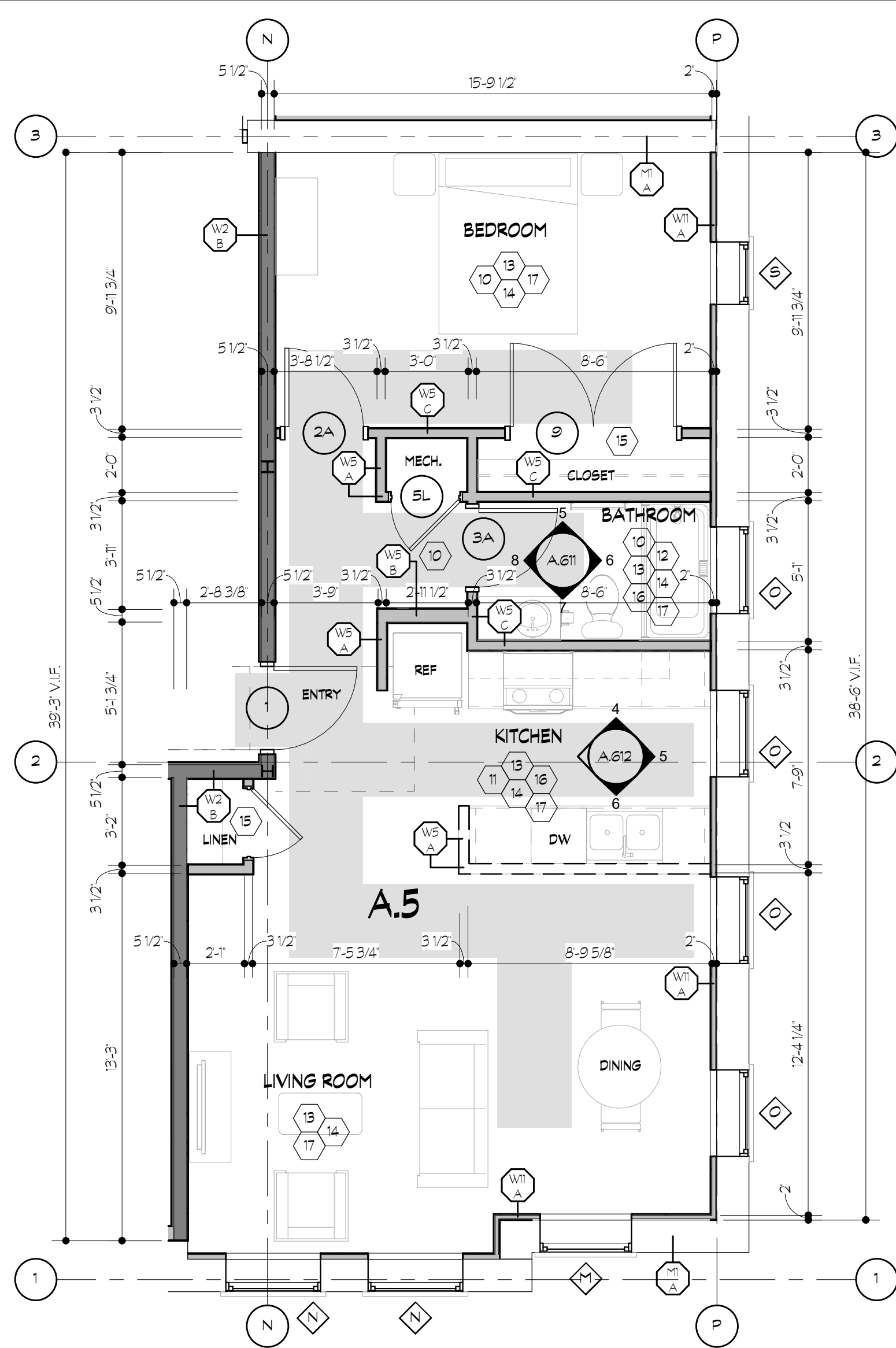
06.24.2025 BIDS
05.09.2025 PERMITS
01.29.2025 DD
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

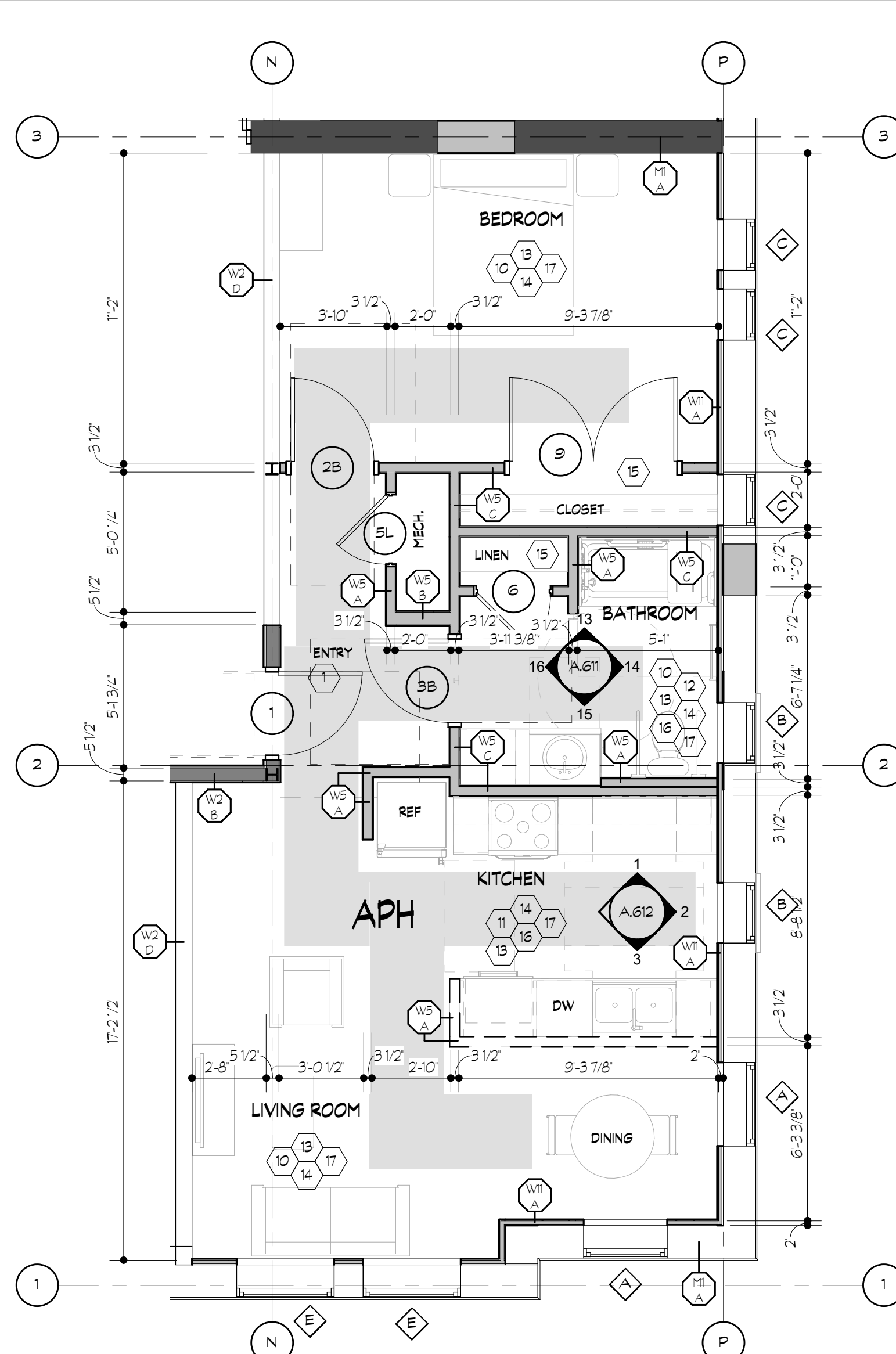
DRAWING TITLE
ENLARGED UNIT PLANS

DRAWING NUMBER
A.511



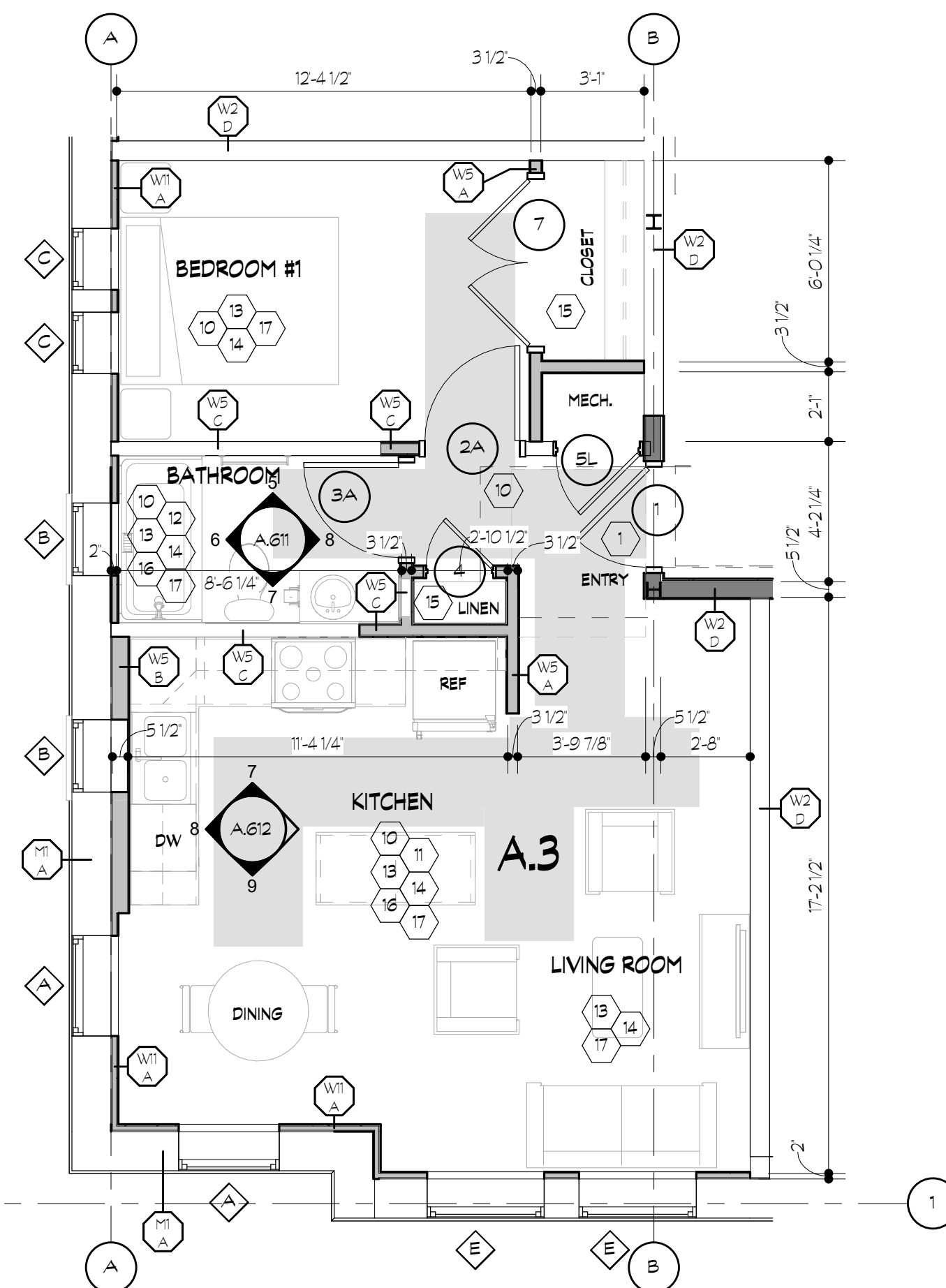
UNIT A.5 (1ST FLOOR)

SCALE: 1/4" = 1'-0"



UNIT APH (2ND-5TH FLOOR)

SCALE: 1/4" = 1'-0"



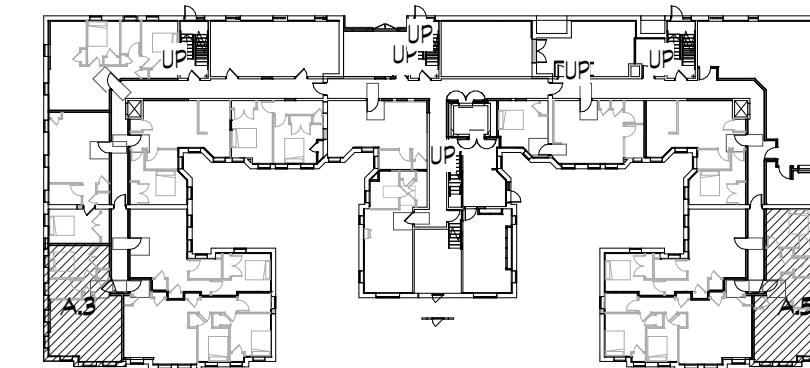
UNIT A.3 (1ST-5TH FLOOR)

SCALE: 1/4" = 1'-0"

- GENERAL PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
 - PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
 - VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 - COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
 - SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
 - ALL EXT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
 - FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

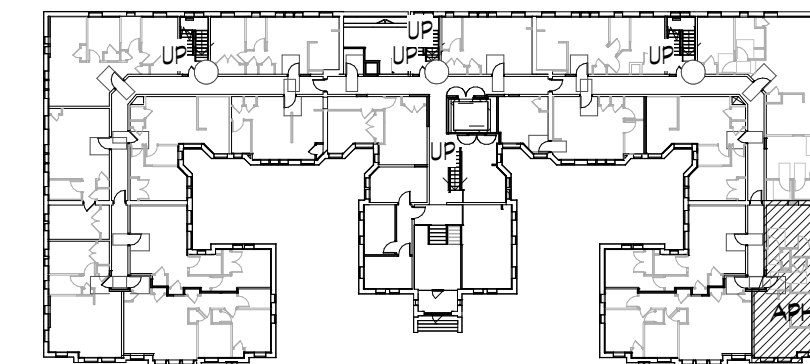
WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/1 LAYER OF GYP. BD. EACH SIDE	



FLOOR 1
KEY PLAN - A.3, A.5

NOT TO SCALE



FLOOR 2

KEY PLAN - APH

NOT TO SCALE

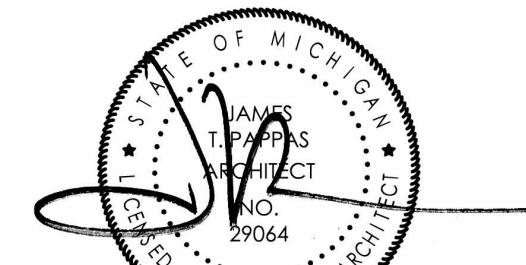
NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

COMMON AREA PLAN KEYNOTES: (#)

- DOOR(S) & FRAME(S) OR OPENING(S):**
 - PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
- WINDOW(S) / FRAME(S) & WINDOW TREATMENTS**
 - PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
- COMMUNITY ROOM / COMMON KITCHENETTE:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
 - PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
 - PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
 - PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
 - PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY. SEE ELECTRICAL.
 - PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
- NEW ELEVATOR:** PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
- INTERCOM SYSTEM:** PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
- FIRE EXTINGUISHERS:** PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
- CORNER GUARDS:** PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
- INTERIOR FINISHES:**
 - FLOORS : PROVIDE AND INSTALL NEW FLOORING.
 - BASE : PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS : PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PROVIDE AND INSTALL NEW CEILINGS. PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
- STAIRS AND STAIRWELL:** REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

UNIT PLAN KEYNOTES:

- INTERIOR DOORS:**
 - PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
 - PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
- KITCHENS:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
 - PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
 - PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
 - PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUT-OFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
- BATHROOMS:**
 - PROVIDE AND INSTALL CABINETS IN ALL UNIT BATHROOMS.
 - PROVIDE AND INSTALL CULTURED MARBLE TOP WITH INTEGRAL SINK, BACK AND SIDE SPLASHES WHERE NEEDED.
 - PROVIDE AND INSTALL FIBERGLASS TUB SURROUND, SOAP DISH, SEAT AND GRAB BARS AT ALL UNITS. SEE SHEET A.C.002 FOR MSHOA FOR GRAB BARS MOUNTING HEIGHTS.
 - PROVIDE AND INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING FRAMELESS MIRROR, RECESSED MEDICINE CABINET, TOILET PAPER HOLDER, TOWEL BAR, SHOWER CURTAIN ROD AND ROBE HOOK (2 ROBE HOOKS TO BE INSTALLED IN BARRIER FREE UNITS - SEE SHEET A.C.002).
 - PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERIOR FINISHES:**
 - FLOORS : PROVIDE AND INSTALL NEW FLOORING THROUGHOUT UNIT. FINISH.
 - BASE : PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS : PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
- WINDOWS & WINDOW TREATMENTS:** SEE WINDOW SCHEDULE.
 - PROVIDE AND INSTALL NEW WINDOW TREATMENT.
- CLOSET / LINEN / PANTRY:**
 - BEDROOM / COAT CLOSET(S):** PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
 - LINEN CLOSET(S):** PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
- GFCI RECEPTACLES:** PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
- LIGHT SWITCHES, OUTLETS, AND COVER PLATES:** PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

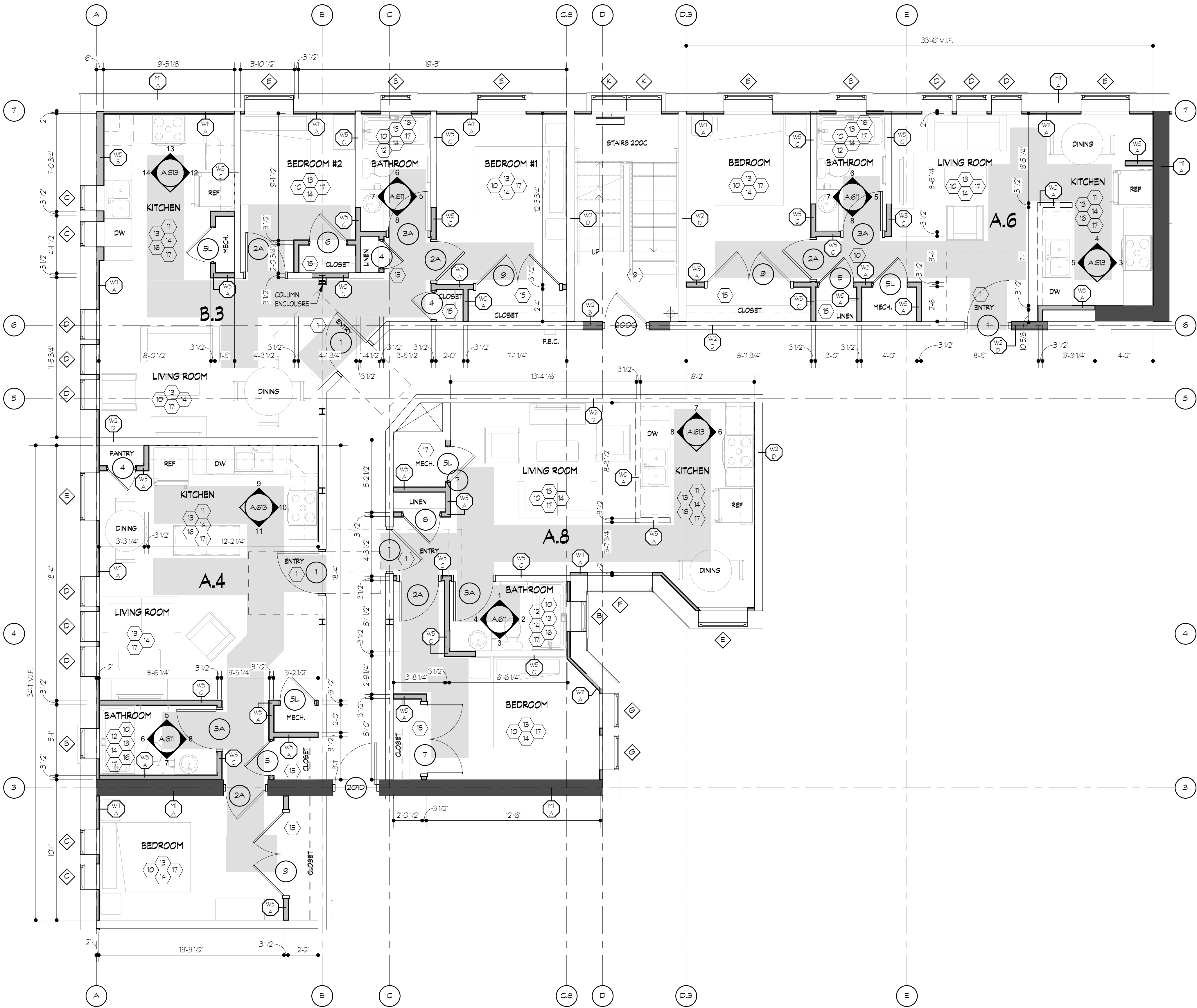
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

A.512



1
A.513
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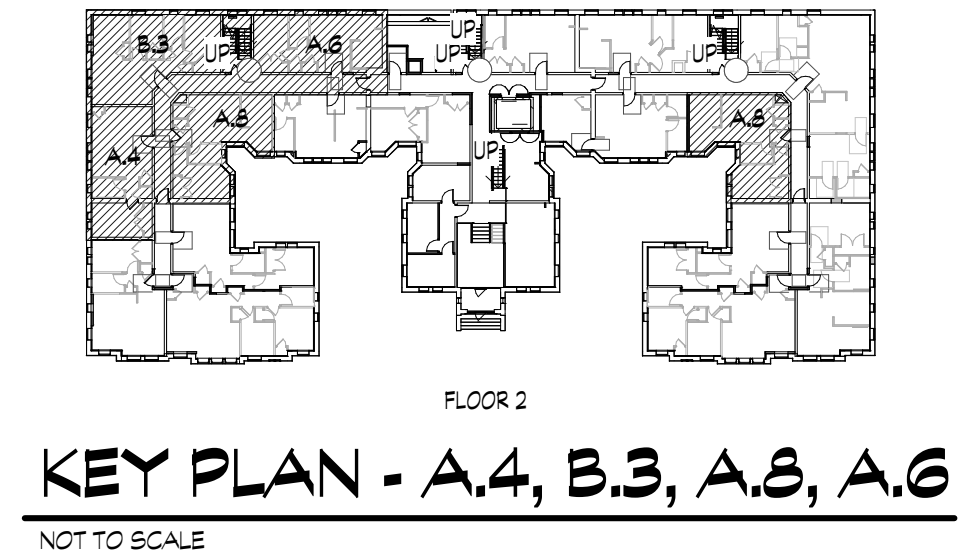
UNITS A.4,B.3, A.8, A.6 (1ST - 5TH FLOOR)

GENERAL PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
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- VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
- SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
- ALL EXIT DOORS TO HAVE A "NO SMOKING" WITHIN 25 FEET SIGN
- FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

COMMON AREA PLAN KEYNOTES: #

- DOOR(S) & FRAME(S) OR OPENING(S):**
A. PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
- WINDOWS(S) / FRAMES & WINDOW TREATMENTS**
A. PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
- COMMUNITY ROOM / COMMON KITCHENETTE:**
A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
B. PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
C. PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
D. PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
E. PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY. SEE ELECTRICAL.
F. PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
- NEW ELEVATOR:** PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
- INTERCOM SYSTEM:** PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
- FIRE EXTINGUISHERS:** PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
- CORNER GUARDS:** PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
- INTERIOR FINISHES:**
A. FLOORS : PROVIDE AND INSTALL NEW FLOORING.
B. BASE : PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
C. WALLS : PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
D. CEILING: PROVIDE AND INSTALL NEW CEILINGS. PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
- STAIRS AND STAIRWELL:** REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

UNIT PLAN KEYNOTES:

- INTERIOR DOORS:**
A. PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
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D. PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUT-OFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
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B. PROVIDE AND INSTALL CULTURED MARBLE TOP WITH INTEGRAL SINK, BACK AND SIDE SPLASHES WHERE NEEDED.
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D. PROVIDE AND INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING FRAMELESS MIRROR, RECESSED MEDICINE CABINET, TOILET PAPER HOLDER, TOWEL BAR, SHOWER CURTAIN ROD AND ROBE HOOK. (2 ROBE HOOKS TO BE INSTALLED IN BARRIER FREE UNITS - SEE SHEET A.C.002.
E. PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERIOR FINISHES:**
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D. CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
- WINDOWS & WINDOW TREATMENTS:** SEE WINDOW SCHEDULE.
A. PROVIDE AND INSTALL NEW WINDOW TREATMENT.
- CLOSET / LINEN / PANTRY:**
A. **BEDROOM / COAT CLOSET(S):** PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
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- LIGHT SWITCHES, OUTLETS, AND COVER PLATES:** PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.

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ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
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STATE OF MICHIGAN
JAMES P. PAPPAS
REGISTERED PROFESSIONAL ARCHITECT
NO. 29064
EXPIRATION DATE 12/31/2026

MICHIGAN

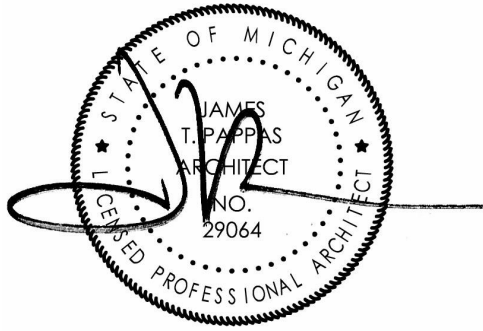
RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

DETROIT

06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.	TRC22.064
DRAWING TITLE	ENLARGED UNIT PLANS
DRAWING NUMBER	A.513



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025 BIDS
05.09.2025 PERMITS
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DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

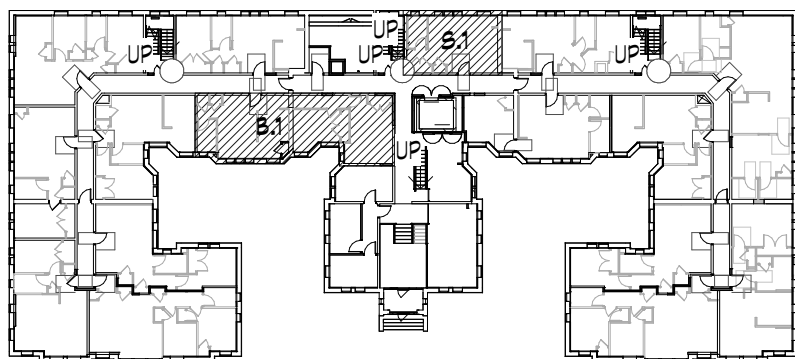
A.514

GENERAL PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
- PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
- VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
- SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
- ALL EXT DOORS TO HAVE A 'NO SMOKING WITHIN 25 FEET' SIGN
- FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

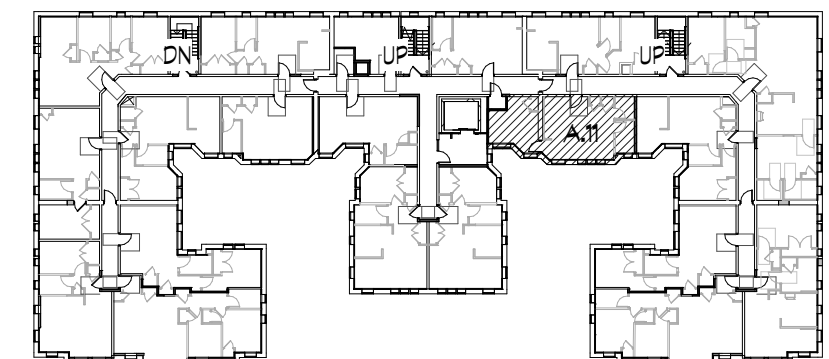
WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



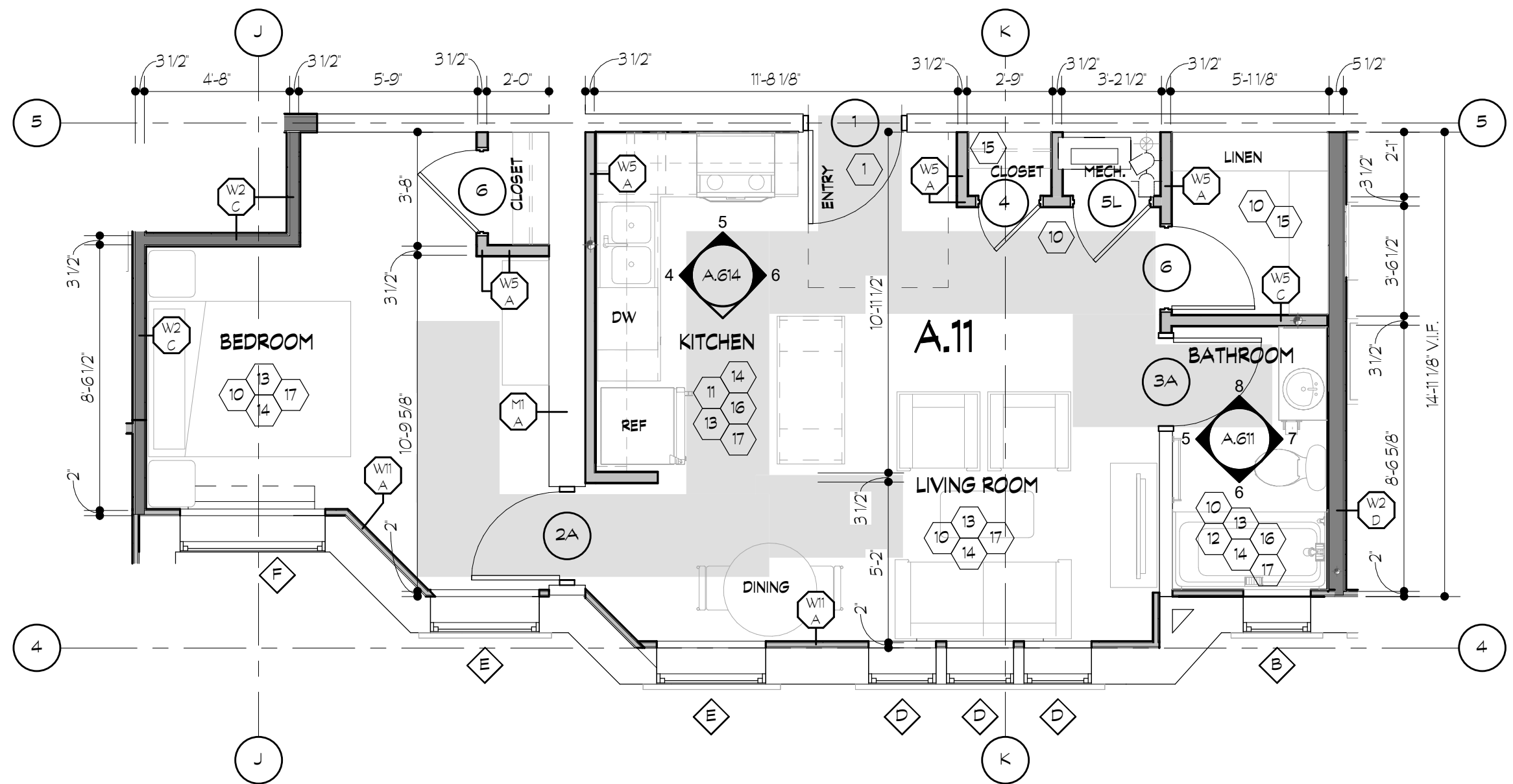
KEY PLAN - B.1, S.1

NOT TO SCALE



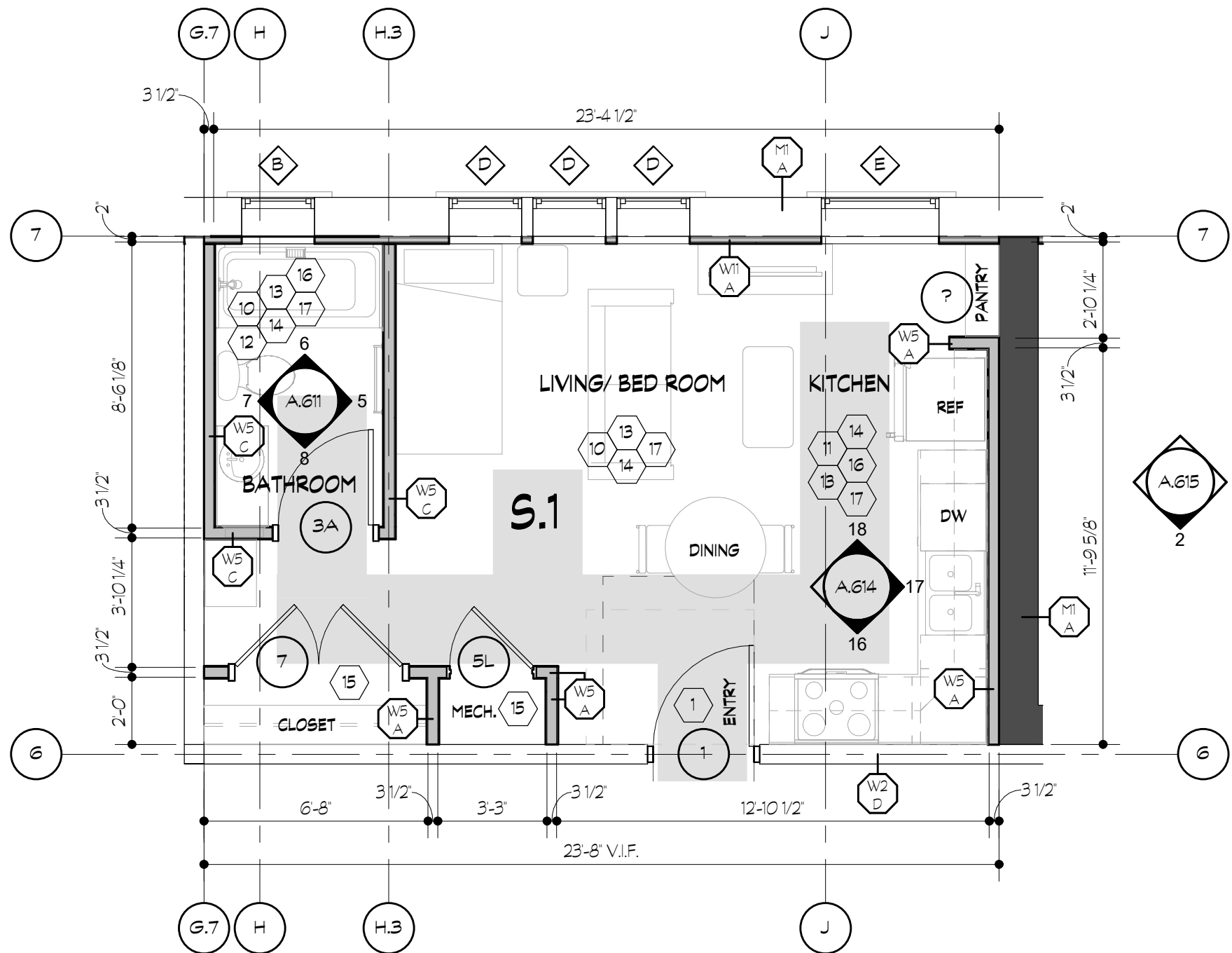
KEY PLAN - A.11

NOT TO SCALE



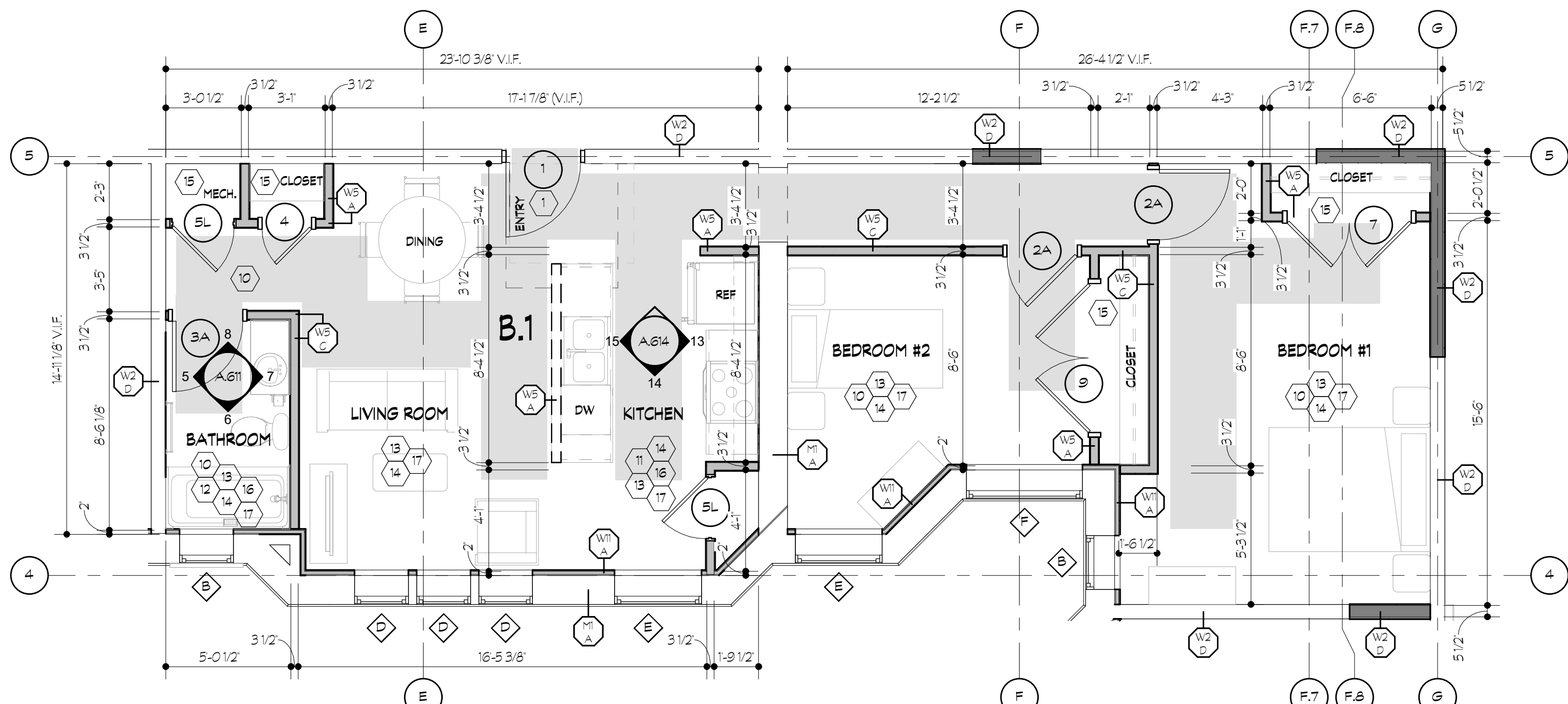
UNIT A.11 (5TH FLOOR)

SCALE: 1/4" = 1'-0"



UNIT S.1 (2ND - 5TH FLOOR)

SCALE: 1/4" = 1'-0"



UNITS B.1 (2ND - 3RD FLOOR)

SCALE: 1/4" = 1'-0"

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COMMON AREA PLAN KEYNOTES: (#)

- DOOR(S) & FRAME(S) OR OPENING(S):**
 - PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
- WINDOWS(S) / FRAMES & WINDOW TREATMENTS**
 - PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
- COMMON ROOM/COMMON KITCHENETTE:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
 - PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
 - PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
 - PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
 - PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY. SEE ELECTRICAL.
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- CORNER GUARDS:** PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE A.622 FOR ADDITIONAL INFORMATION.
- INTERIOR FINISHES:**
 - FLOORS: PROVIDE AND INSTALL NEW FLOORINGS.
 - BASE: PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS: PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PROVIDE AND INSTALL NEW CEILINGS. PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
- STAIRS AND STAIRWELL:** REPAIR ANY STRUCTURAL DAMAGE TO STAIR TREADS, RISERS AND STRINGERS. STAIRS TO BE PREPARED AND PRIMED TO RECEIVE NEW FINISHES. PROVIDE AND INSTALL HANDRAILS.

UNIT PLAN KEYNOTES:

- INTERIOR DOORS:**
 - PROVIDE AND INSTALL INTERIOR DOORS, FRAMES AND HARDWARE.
 - PROVIDE AND INSTALL INTERIOR SIGNAGE FOR ALL UNIT DOORS.
- KITCHENS:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS AT ALL UNIT KITCHENS. PROVIDE BARRIER FREE BASE CABINETS AT BARRIER FREE UNITS.
 - PROVIDE AND INSTALL PLASTIC LAMINATED COUNTERTOPS W/ MATCHING 4" TALL SIDE AND BACKSPLASH AT ALL KITCHENS.
 - PROVIDE AND INSTALL ENERGY STAR CERTIFIED KITCHEN APPLIANCES INCLUDING: ELECTRIC RANGE WITH GREASE SHIELD, DUCTED RANGE HOOD, REFRIGERATOR, MICROWAVE, DISHWASHER, AND DISPOSAL.
 - PROVIDE AND INSTALL NEW STAINLESS STEEL SINK, FAUCET, DRAIN, SHUT-OFF VALVES, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
- BATHROOMS:**
 - PROVIDE AND INSTALL CABINETS IN ALL UNIT BATHROOMS.
 - PROVIDE AND INSTALL CULTURED MARBLE TOP WITH INTEGRAL SINK, BACK AND SIDE SPLASHES WHERE NEEDED.
 - PROVIDE AND INSTALL FIBERGLASS TUB SURROUND, SOAP DISH, SEAT AND GRAB BARS AT ALL UNITS. SEE SHEET A.C.002 FOR MSHOA FOR GRAB BARS MOUNTING HEIGHTS.
 - PROVIDE AND INSTALL ALL NEW BATHROOM ACCESSORIES INCLUDING FRAMELESS MIRROR, RECESSED MEDICINE CABINET, TOILET PAPER HOLDER, TOWEL BAR, SHOWER CURTAIN ROD AND ROBE HOOK. (2 ROBE HOOKS TO BE INSTALLED IN BARRIER FREE UNITS - SEE SHEET A.C.002.
 - PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERIOR FINISHES:**
 - FLOORS: PROVIDE AND INSTALL NEW FLOORINGS THROUGHOUT UNIT.
 - BASE: PROVIDE AND INSTALL NEW BASE THROUGHOUT UNIT. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS: PATCH, CLEAN, AND PAINT ALL WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PAINT ALL GYP. BOARD CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
- WINDOWS & WINDOW TREATMENTS:** SEE WINDOW SCHEDULE.
 - PROVIDE AND INSTALL NEW WINDOW TREATMENT.
- CLOSET / LINEN / PANTRY:**
 - BEDROOM / COAT CLOSET(S):** PROVIDE AND INSTALL NEW CLOSET ROD AND SHELF. ROD AND SHELF IN PH UNITS TO BE ADA ACCESSIBLE.
 - LINEN CLOSET(S):** PROVIDE AND INSTALL NEW STACKED SHELVES; FOUR ROWS, EQUALLY SPACED. REFER TO PLAN FOR SHELF DEPTH AND WIDTH.
- GFCI RECEPTACLES:** PROVIDE AND INSTALL NEW GFCI RECEPTACLE AND COVER PLATE. (KITCHEN, BATH AND ALL WET AREAS)
- LIGHT SWITCHES, OUTLETS, AND COVER PLATES:** PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025	BIDS
05.09.2025	PERMITS
01.29.2025	DD
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

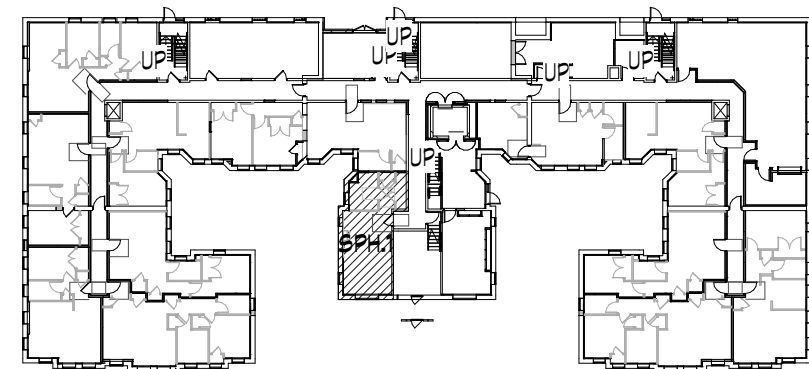
A.515

GENERAL PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, AND FACE OF BRICK OR FACE OF SHEATHING
- PROVIDE AND INSTALL SEALANT AT INTERSECTION OF ALL GYPSUM BOARD PARTITIONS AND MASONRY WALLS, (BOTH SIDES OF PARTITIONS)
- VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- COORDINATE TRANSFORMER PAD LOCATION WITH ELECTRICAL DRAWINGS.
- SEE SPECS FOR INTERIOR ROOM FINISH SCHEDULE.
- ALL EXIT DOORS TO HAVE A "NO SMOKING WITHIN 25 FEET" SIGN
- FOR INFILL AREAS IN EXISTING WALLS, MATCH EXISTING WALL WIDTH.

WALL LEGEND:

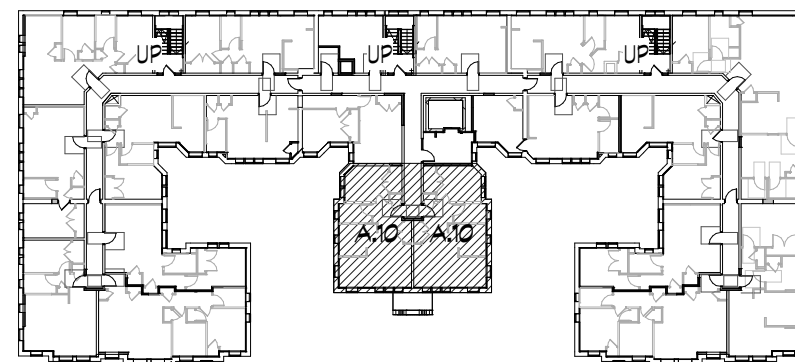
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	



FLOOR 1

KEY PLAN - SPH.1

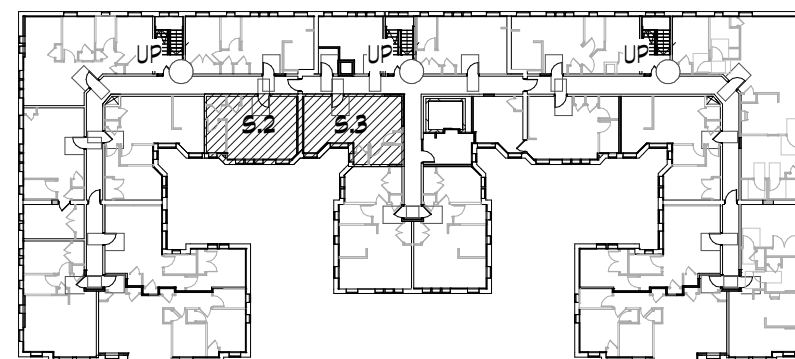
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FLOOR 3

KEY PLAN - A.10

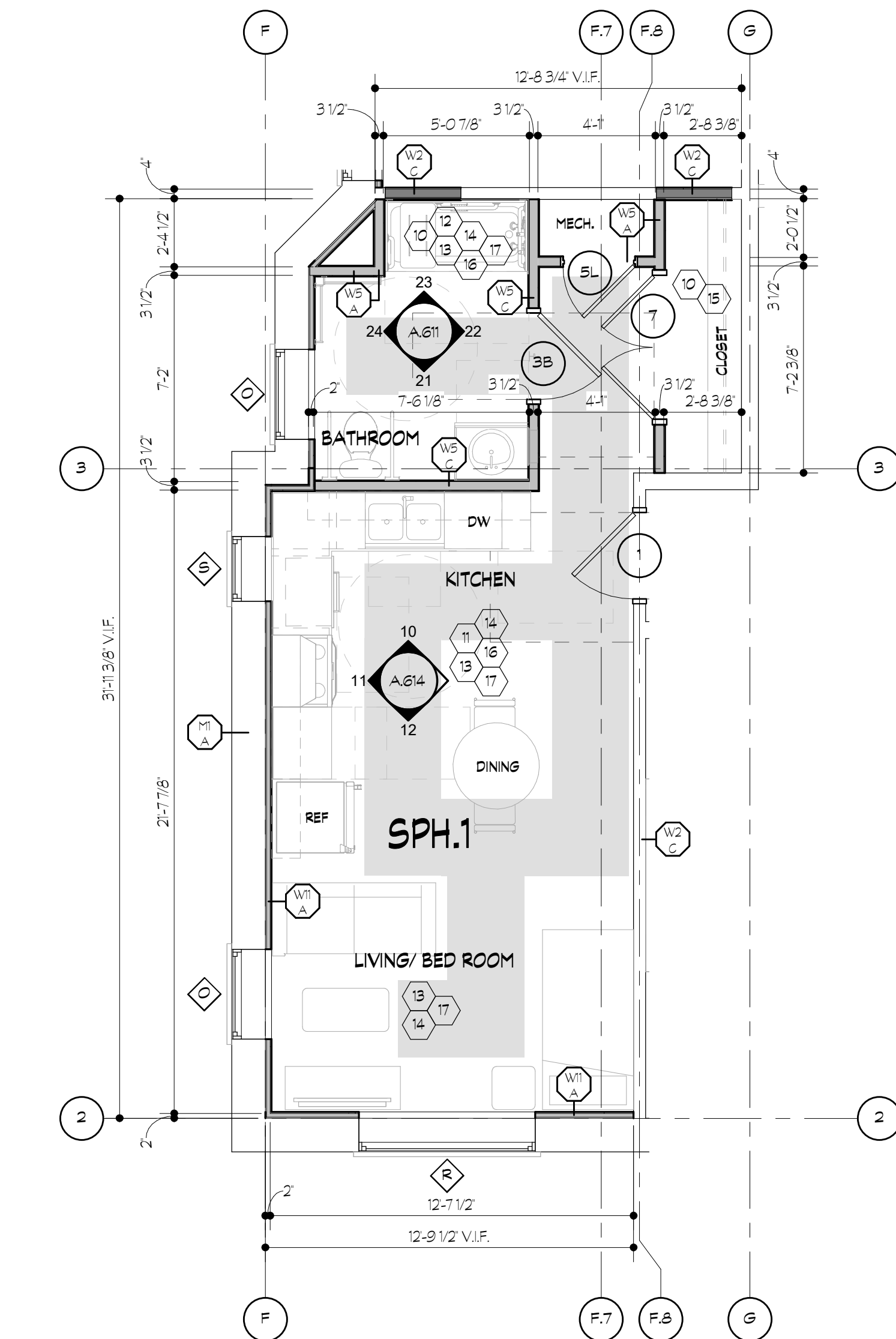
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FLOOR 4

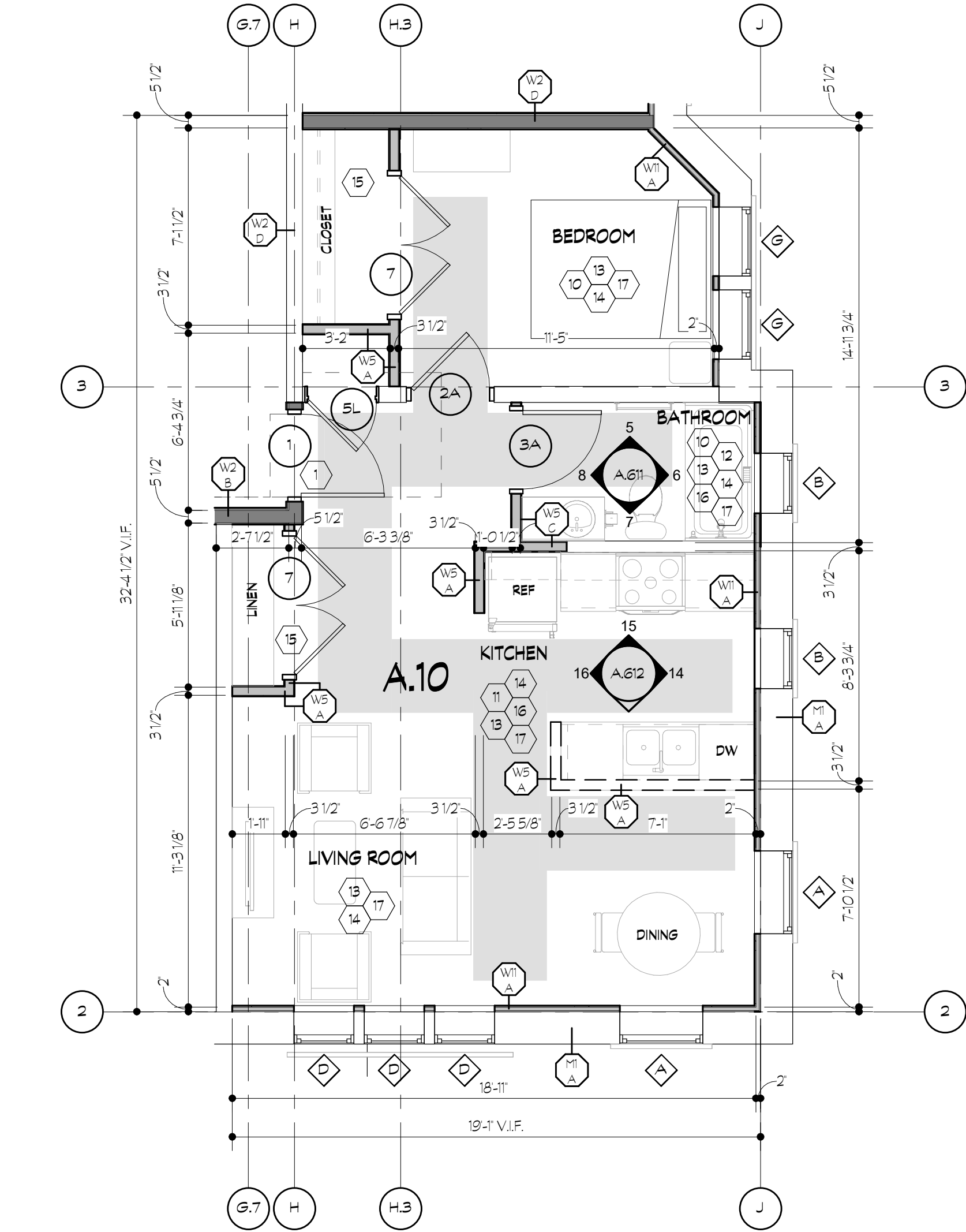
KEY PLAN S.2 + S.3

NOT TO SCALE



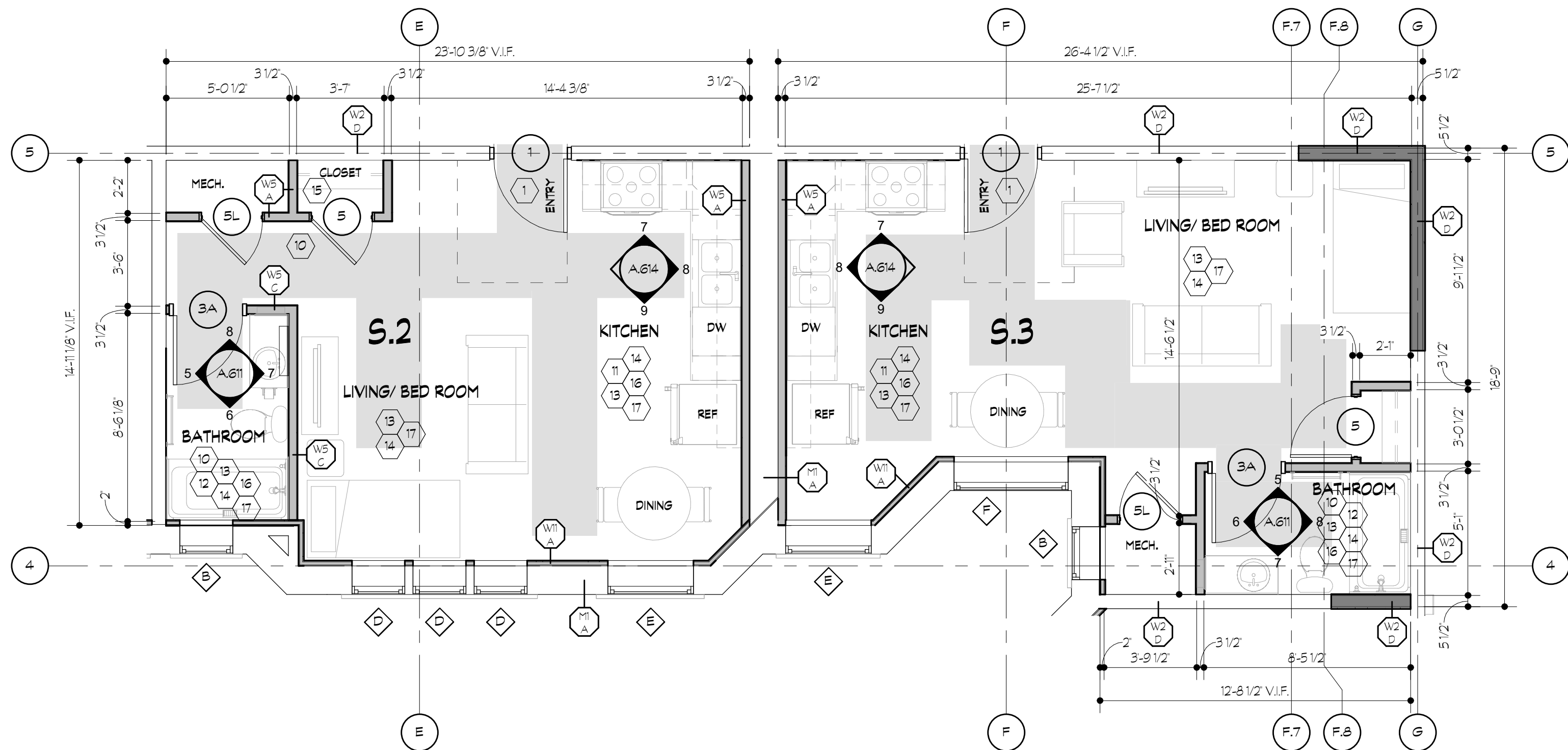
UNIT SPH.1 (1ST FLOOR)

SCALE: 1/4" = 1'-0"



UNIT A.10 (3RD - 5TH FLOOR)

SCALE: 1/4" = 1'-0"



UNITS S.2, S.3 (4TH - 5TH FLOOR)

SCALE: 1/4" = 1'-0"

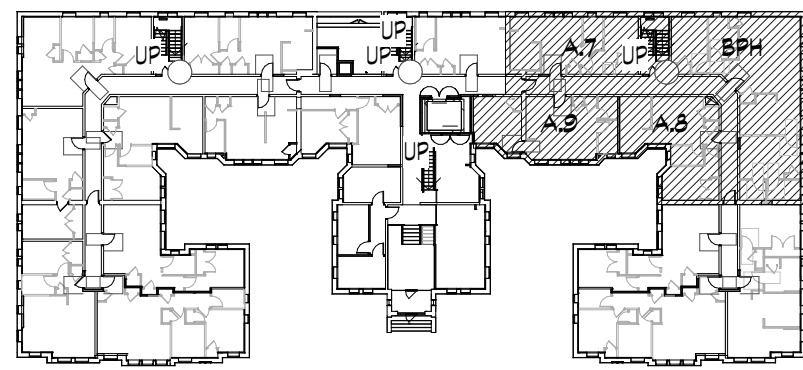
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COMMON AREA PLAN KEYNOTES: #

- DOOR(S) & FRAME(S) OR OPENING(S):**
 - PROVIDE AND INSTALL NEW DOOR, FRAME, AND HARDWARE.
- WINDOW(S) / FRAME(S) & WINDOW TREATMENTS:**
 - PROVIDE AND INSTALL NEW WINDOW, FRAME, AND HARDWARE. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. PROVIDE AND INSTALL NEW WINDOW TREATMENTS.
- COMMUNITY ROOM / COMMON KITCHENETTE:**
 - PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
 - PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
 - PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
 - PROVIDE AND INSTALL NEW ENERGY STAR RATED ACCESSIBLE REFRIGERATOR.
 - PROVIDE AND INSTALL NEW ADA ACCESSIBLE ELECTRIC RANGE. PROVIDE AND INSTALL GREASE SHIELD AND RANGE HOOD. PROVIDE VENT SWITCHES FOR ADA ACCESSIBILITY. SEE ELECTRICAL.
 - PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES. PROVIDE GFCI OUTLETS AT COMMON KITCHENETTE.
- NEW ELEVATOR:** PROVIDE NEW ELEVATOR. SEE ENLARGED PLANS AND SECTION SHEET A.324 AND SPEC MANUAL FOR ADDITIONAL INFORMATION.
- INTERCOM SYSTEM:** PROVIDE AND INSTALL NEW INTERCOM SYSTEM AT FRONT VESTIBULES.
- FIRE EXTINGUISHERS:** PROVIDE AND INSTALL SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH PORTABLE FIRE EXTINGUISHERS PER NFPA 10.
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- INTERIOR FINISHES:**
 - FLOORS: PROVIDE AND INSTALL NEW FLOORING.
 - BASE: PROVIDE AND INSTALL NEW BASE. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR BASE TYPE.
 - WALLS: PROVIDE AND INSTALL NEW WALLS. PAINT WALLS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR DRAWINGS FOR WALL FINISH. SEE WALL TAGS FOR NEW WALL TYPES.
 - CEILING: PROVIDE AND INSTALL NEW CEILINGS. PAINT CEILINGS. SEE UNIT REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR LIGHT FIXTURES.
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UNIT PLAN KEYNOTES:

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 - PROVIDE AND INSTALL NEW WATER CLOSET. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
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- LIGHT SWITCHES, OUTLETS, AND COVER PLATES:** PROVIDE AND INSTALL NEW LIGHT SWITCHES, OUTLETS, AND COVER PLATES.



KEY PLAN - A.7, A.8, A.9, BPH
NOT TO SCALE

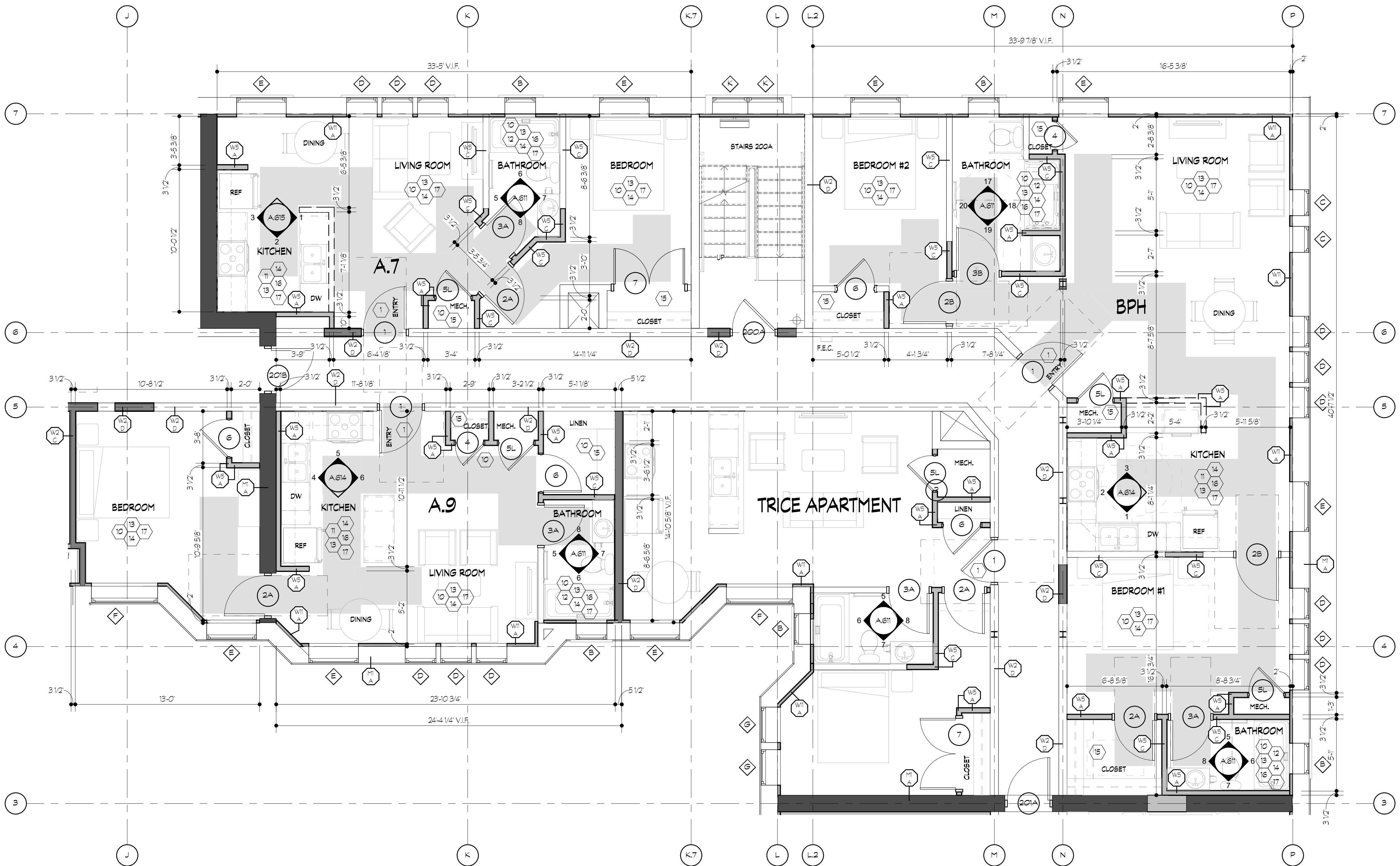
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WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
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NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

- COMMON AREA PLAN KEYNOTES:** #
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 - PROVIDE AND INSTALL NEW COUNTERTOP WITH BACK AND SIDESPLASHES.
 - PROVIDE AND INSTALL NEW STAINLESS SINK, FAUCET, DRAIN, SHUTOFF VALVE, TEMPERING VALVES, DIVERTERS, TRAPS, CONTROLS AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
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- UNIT PLAN KEYNOTES:**
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1
A.516
ENLARGED A.7, A.8, A.9, BPH (2ND - 5TH FLOOR)
SCALE: 1/4" = 1'-0"

FSP

FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL

RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

MICHIGAN
DETROIT

06.24.2025 B.D.S.
01.29.2025 D.D.
DATE ISSUE

KEY PLAN

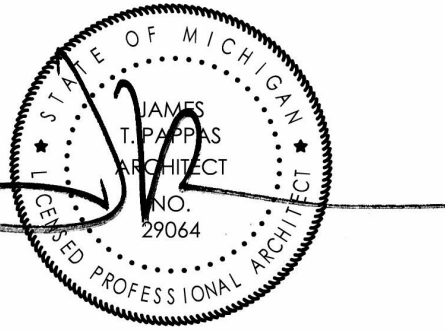
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

ENLARGED UNIT PLANS

DRAWING NUMBER

A.516



RENOVATION OF
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CASEWORK NOTES:

- SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
- PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
- FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH. PROVIDE 3" FILLERS AT ALL INSIDE CORNERS AND 1" FILLERS AT ENDS.
- ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
- PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
- PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
- PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
 - BASE CABINET - 1 SHELF
 - FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
 - WALL CABINET - 1 SHELF AT 24" HIGH CABINET
2 SHELVES AT CABINETS OVER 24" HIGH.
- NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
- SEE SHEET A.621 FOR TYPICAL NOSING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
- ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

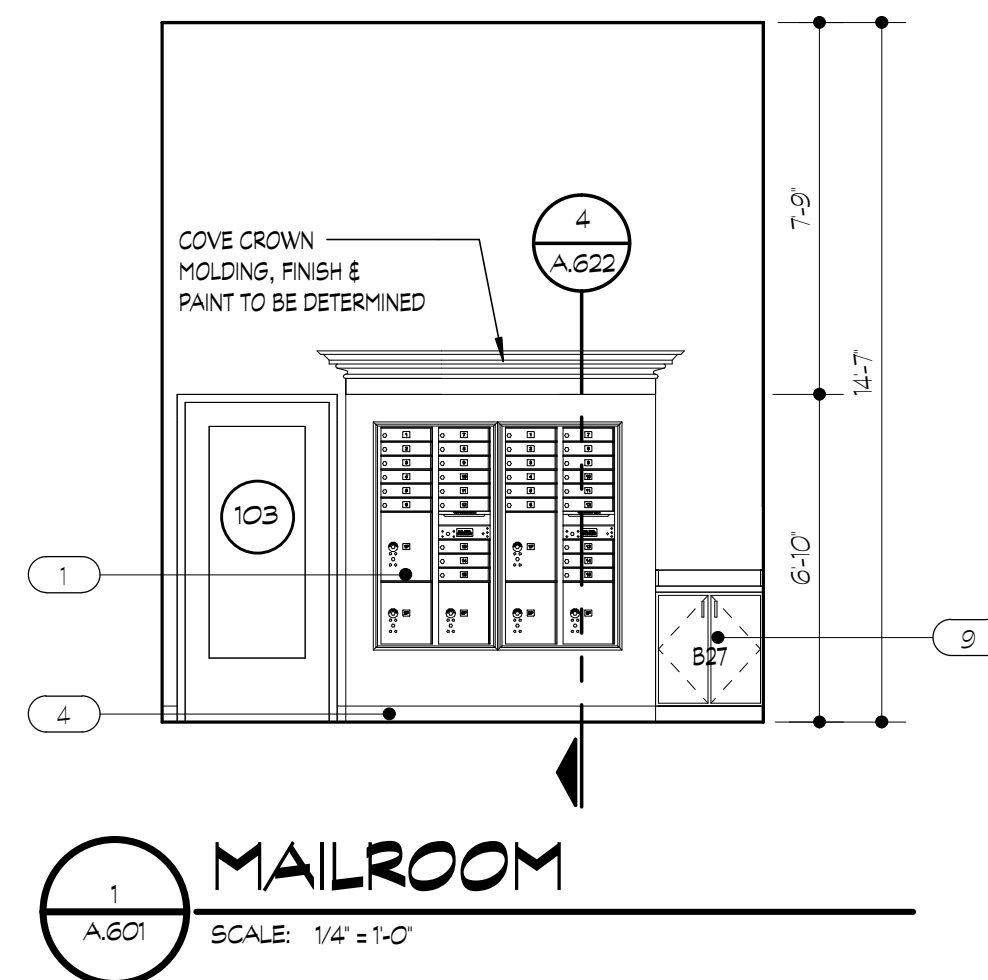
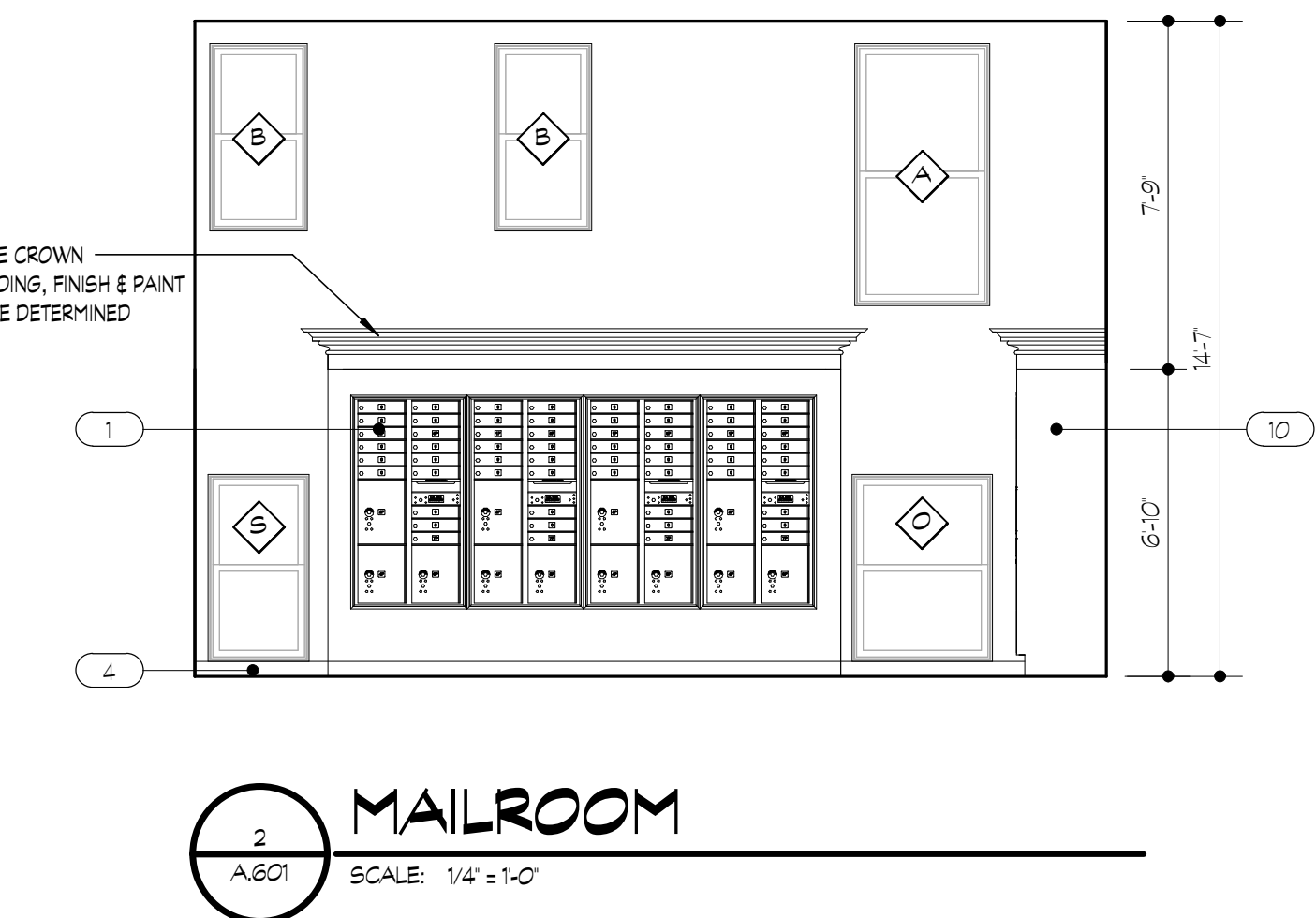
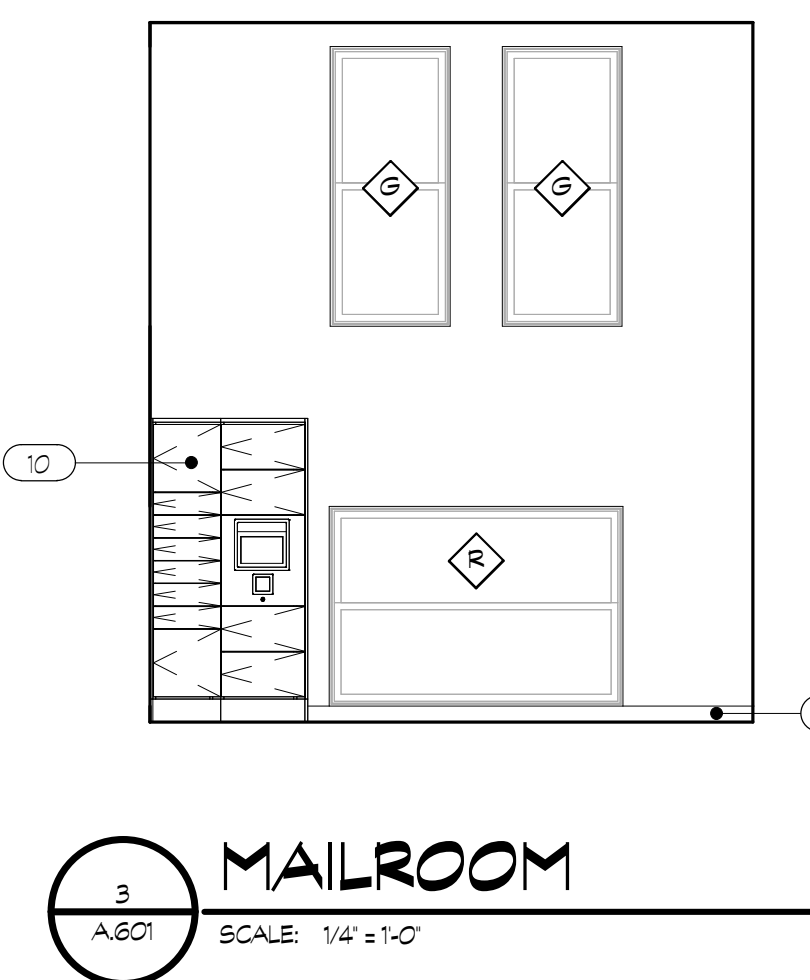
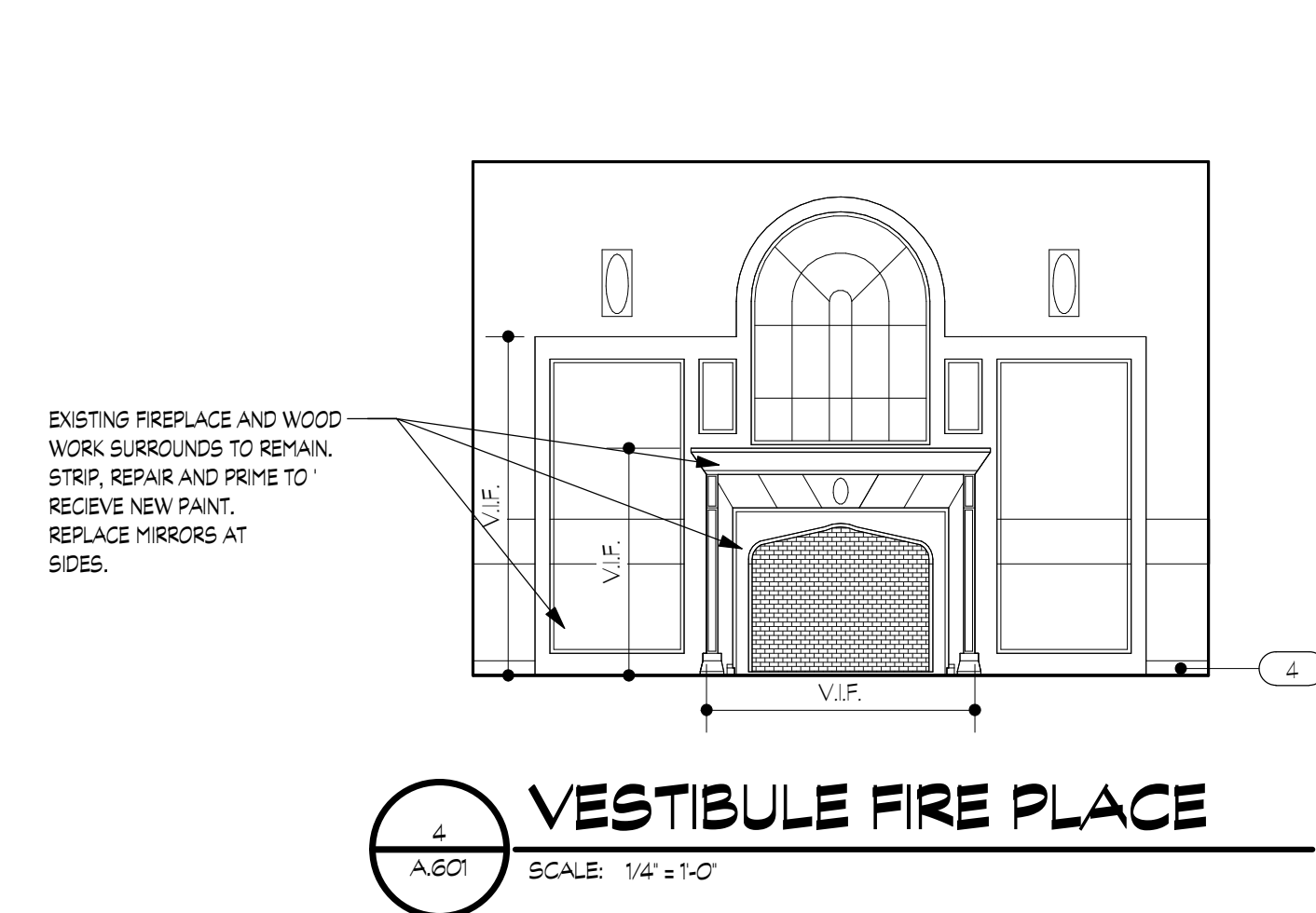
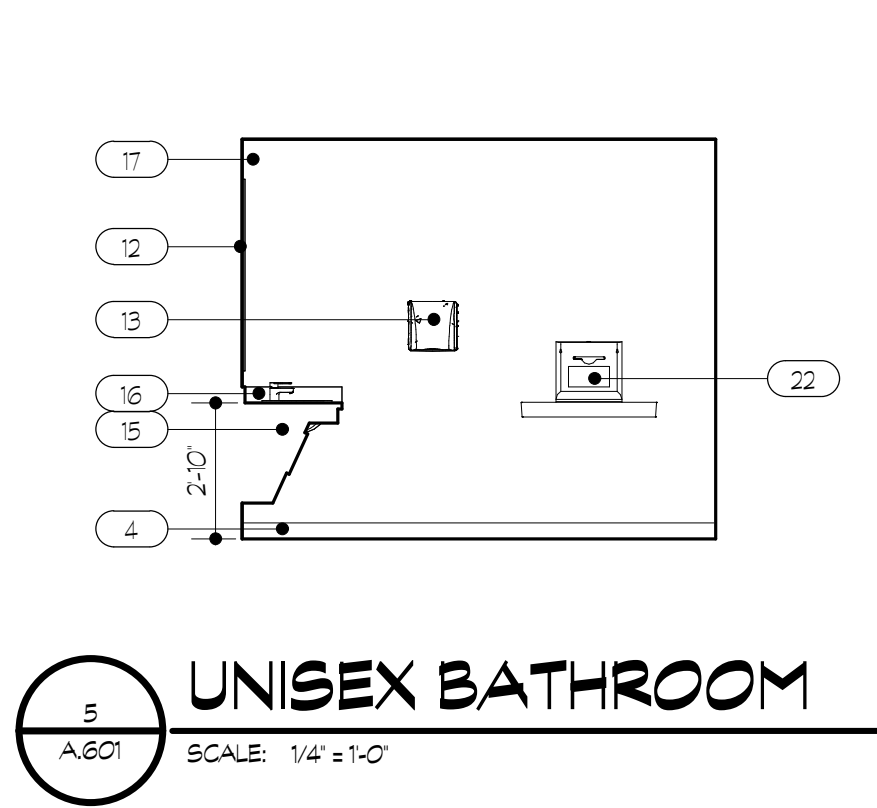
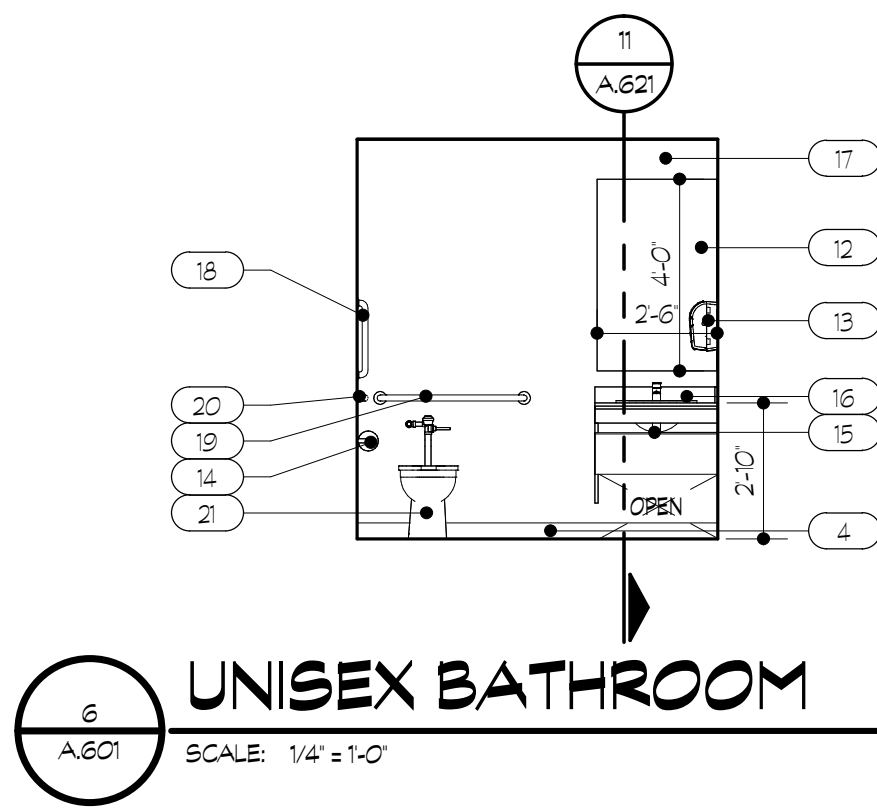
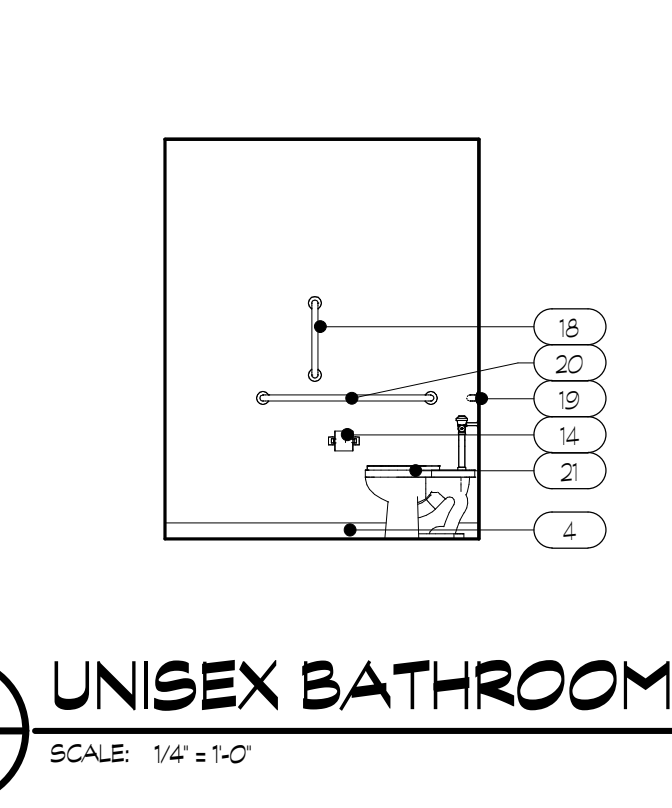
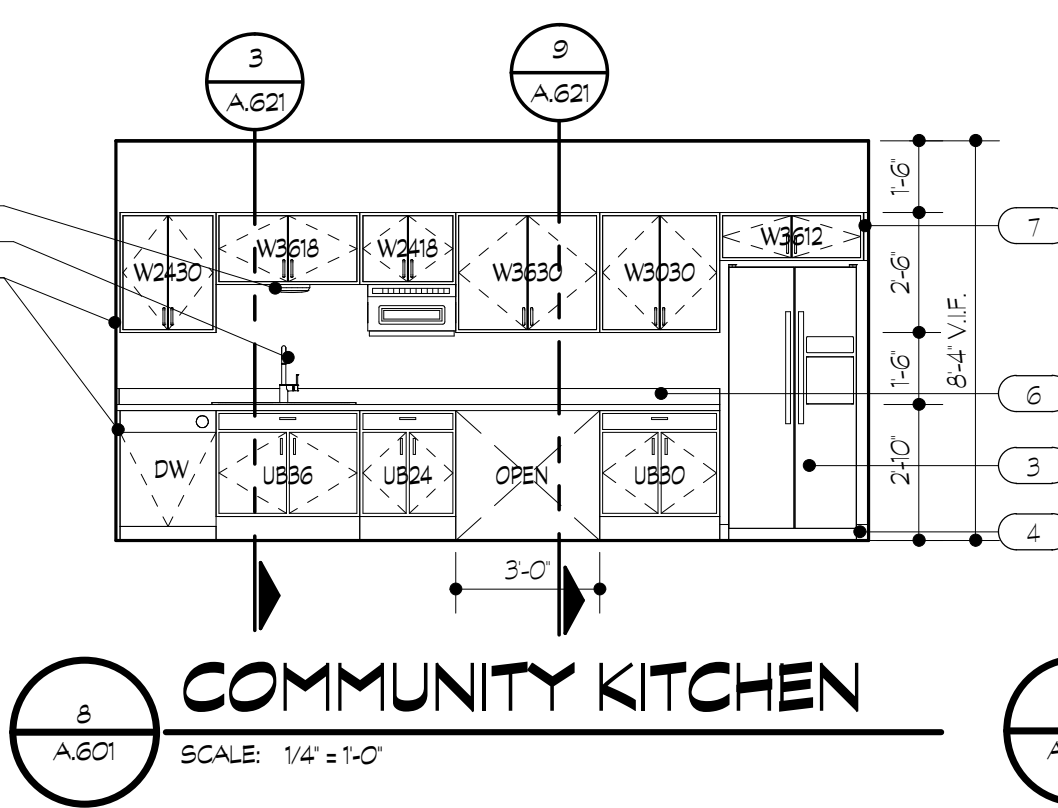
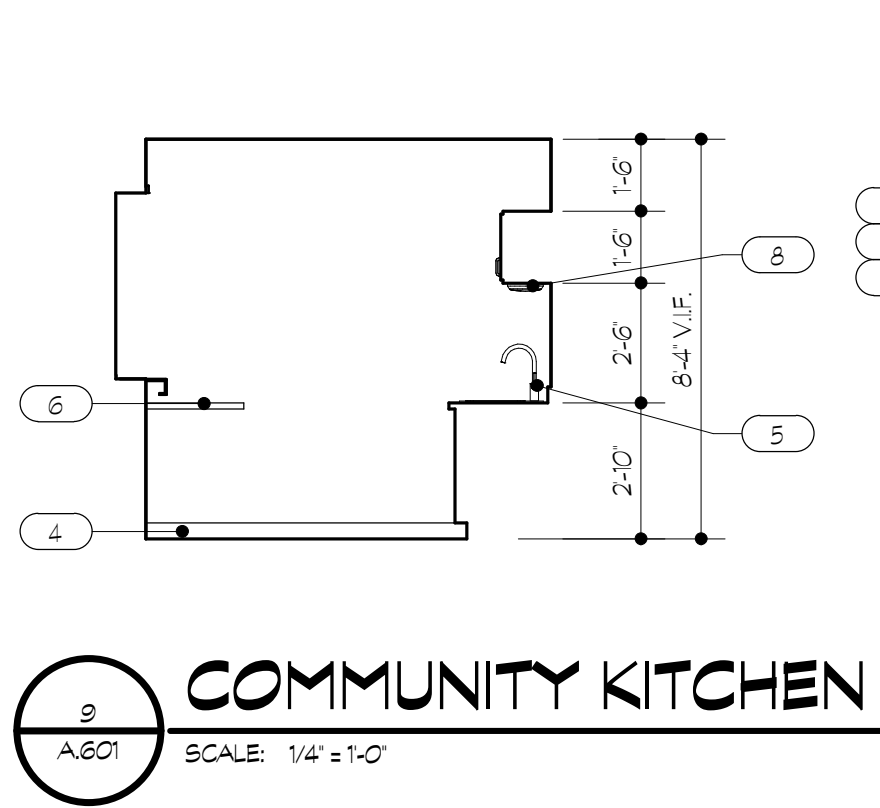
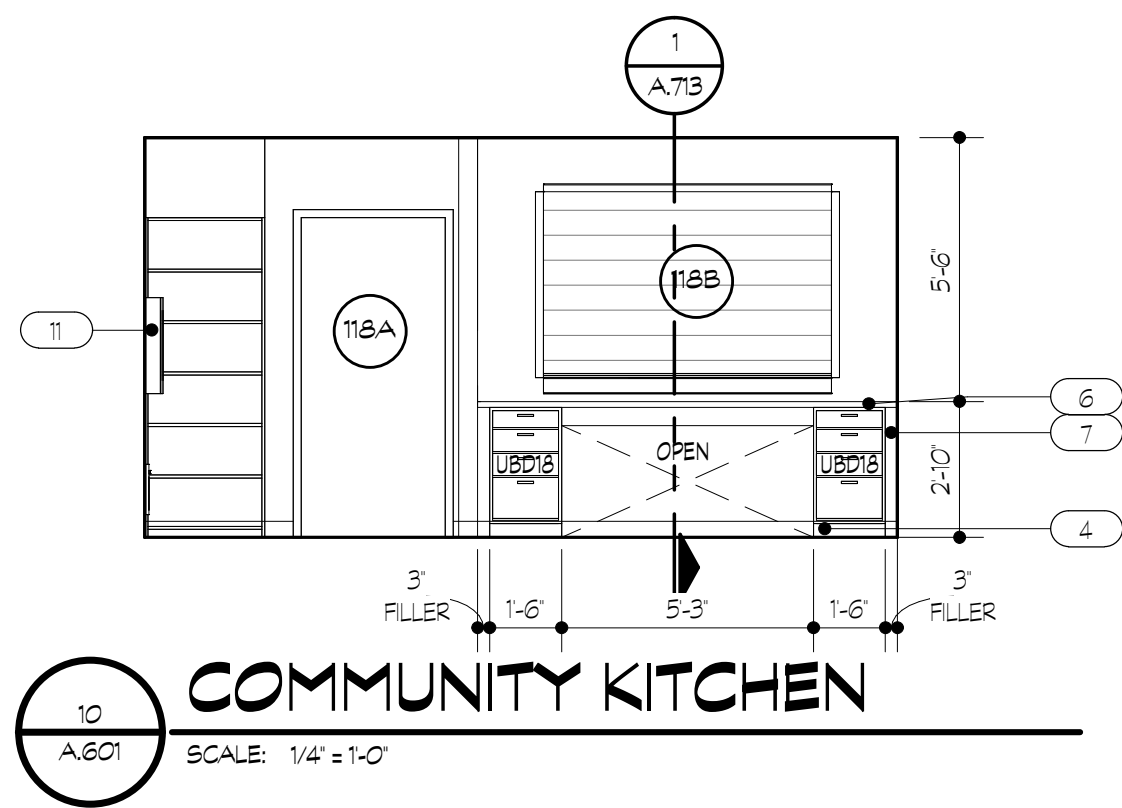
UNIT KEYNOTES: X

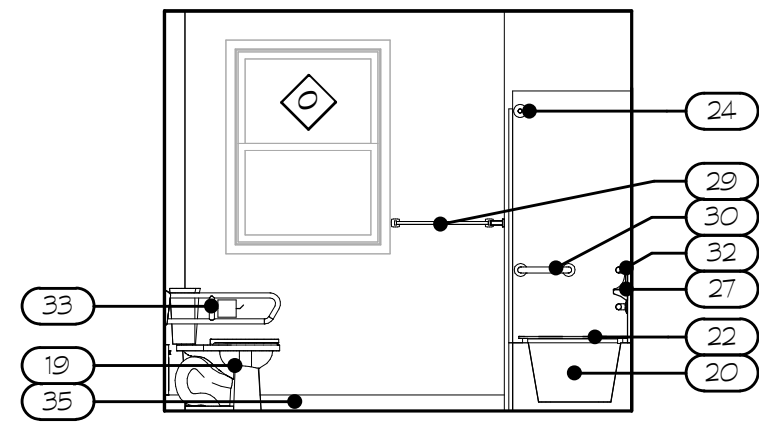
COMMON AREAS:

- 376D-15 MAILBOXES (FINISH TO BE SELECTED BY ARCHITECT - BRONZE OR DARK BRASS)
- DISHWASHER
- REFRIGERATOR
- 4" BASE
- SINK AND FAUCET WITH DISPOSAL
- PLASTIC LAMINATE COUNTERTOP WITH BACK AND SIDE SPLASH
- FILLER
- UNDERMOUNT CABINET LIGHTING FIXTURE
- PLASTIC LAM. CABINET W/LOCK, PROVIDE HOLE FOR TRASH RECYCLE CONTAINER
- AMAZON LOCKER
- FIRE EXTINGUISHER CABINET

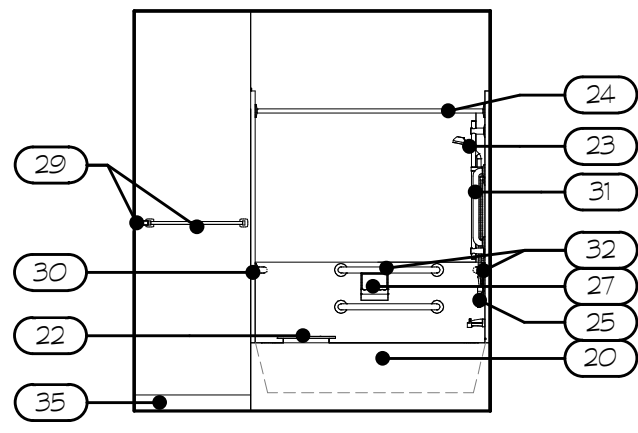
RESTROOM:

- MIRROR (SEE ELEVATIONS FOR SIZE)
- PAPER TOWEL HOLDER
- TOILET PAPER DISPENSER
- VANITY WITH LAVATORY - FAUCET
- CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
- VANITY LIGHT FIXTURE
- 18" GRAB BAR
- 36" GRAB BAR
- 42" GRAB BAR
- WATER CLOSET
- BABY-CHANGING STATION

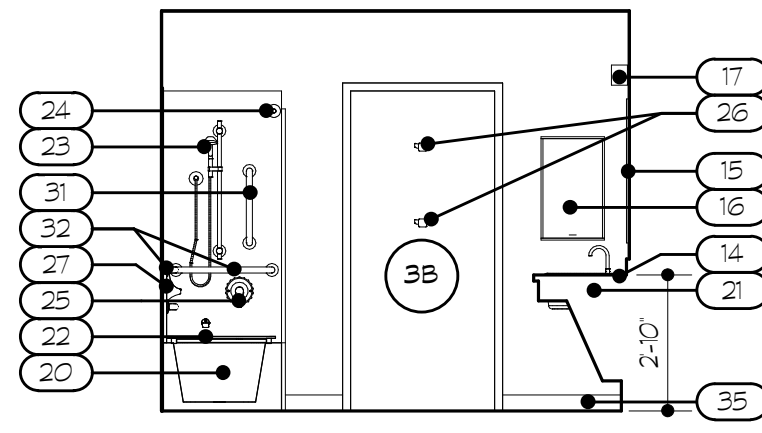




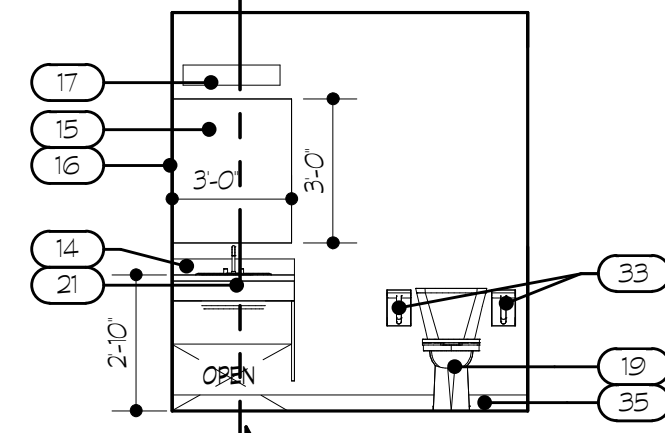
BATHROOM SPH.1
SCALE: 1/4" = 1'-0"



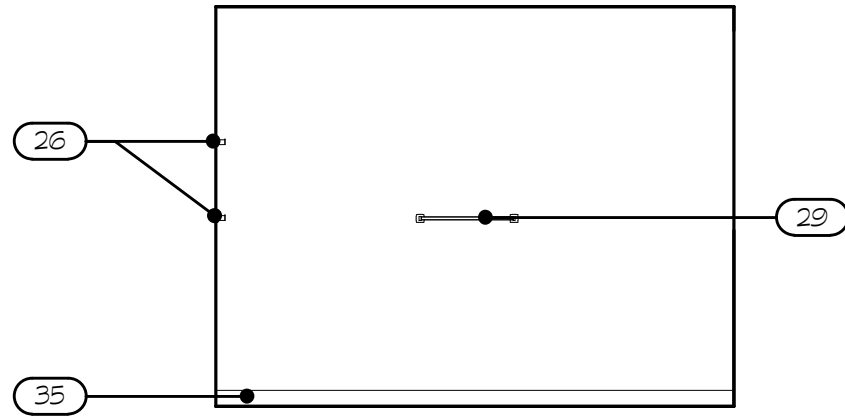
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SCALE: 1/4" = 1'-0"



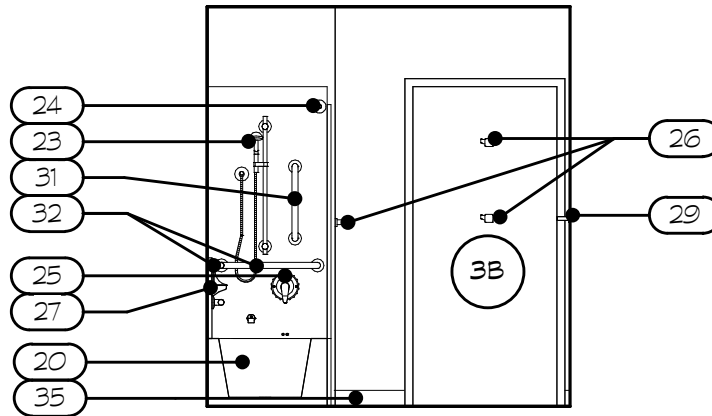
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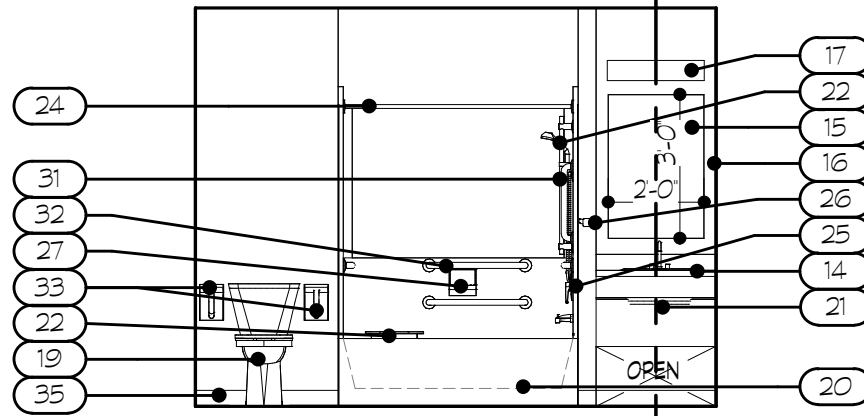
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SCALE: 1/4" = 1'-0"



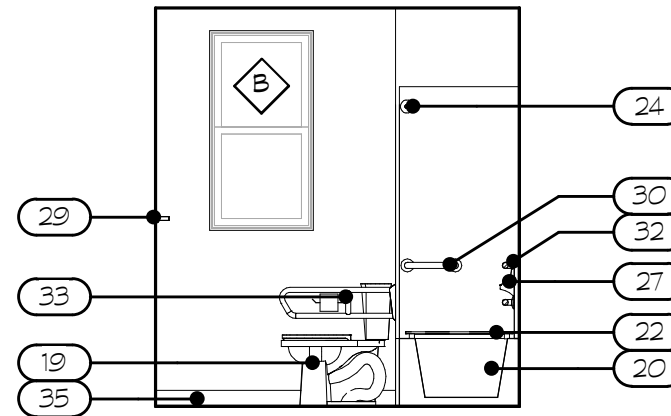
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SCALE: 1/4" = 1'-0"



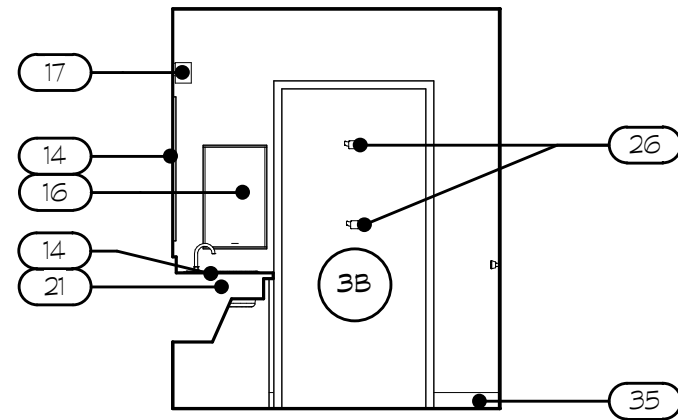
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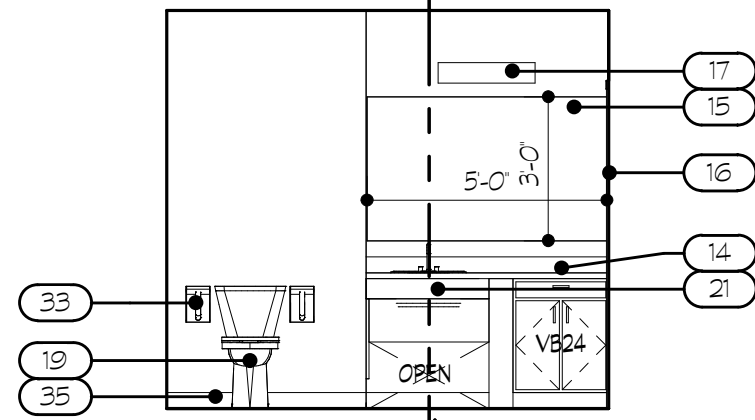
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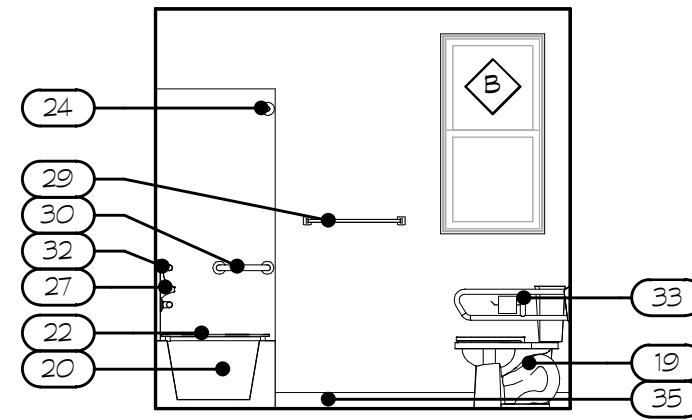
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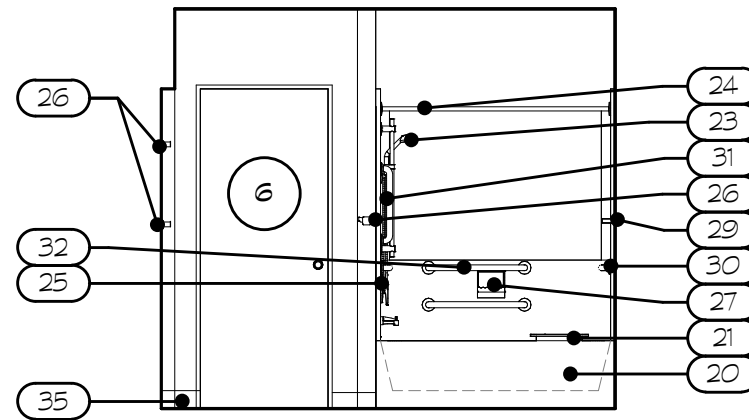
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SCALE: 1/4" = 1'-0"



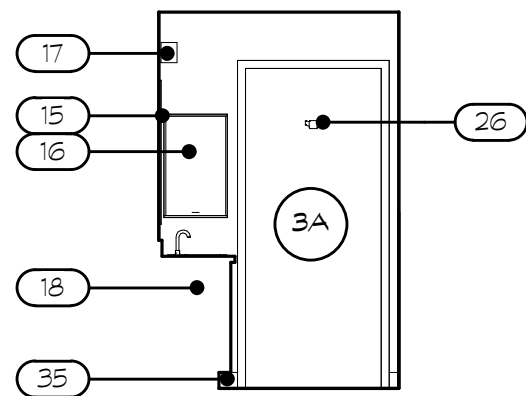
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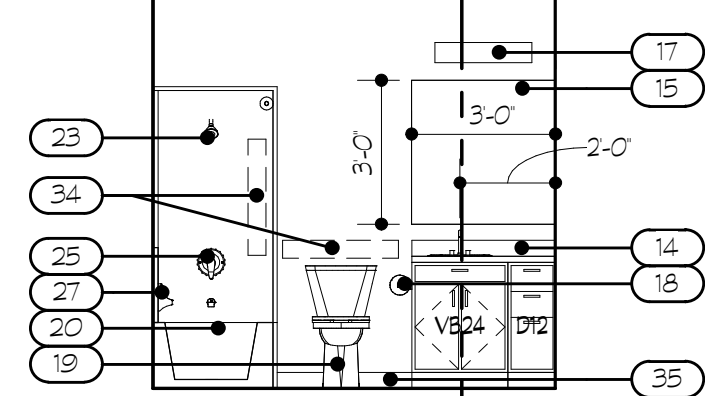
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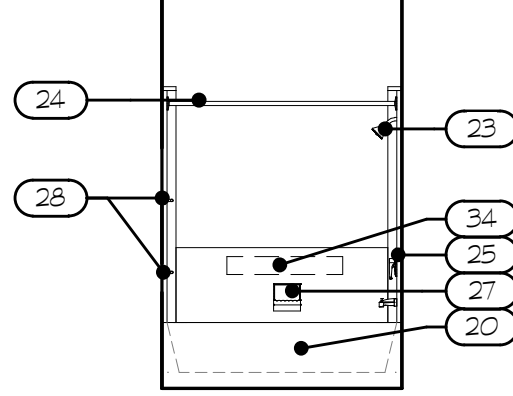
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SCALE: 1/4" = 1'-0"



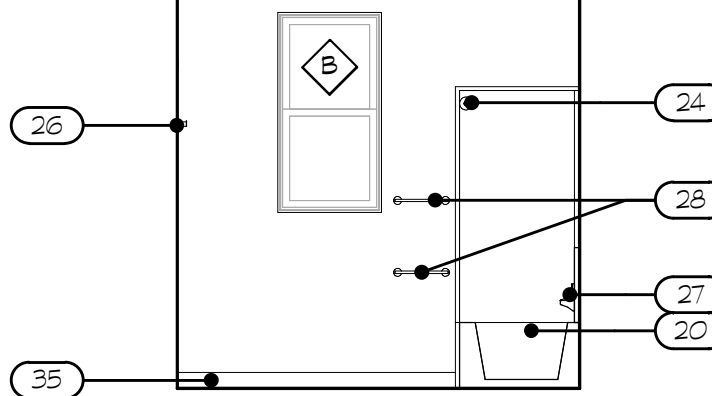
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SCALE: 1/4" = 1'-0"



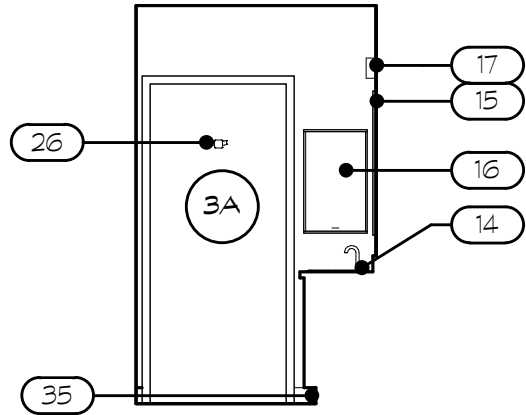
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SCALE: 1/4" = 1'-0"



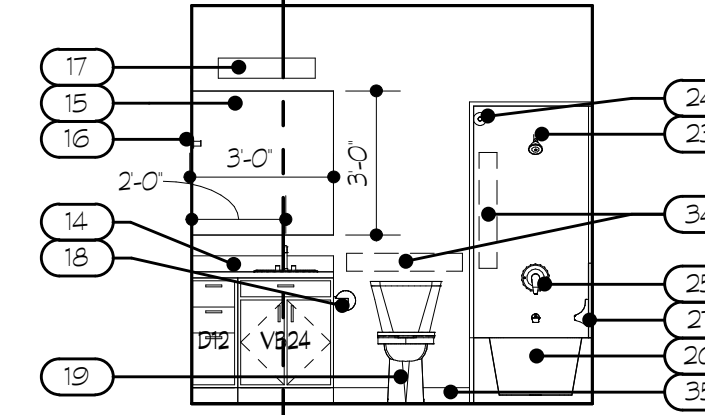
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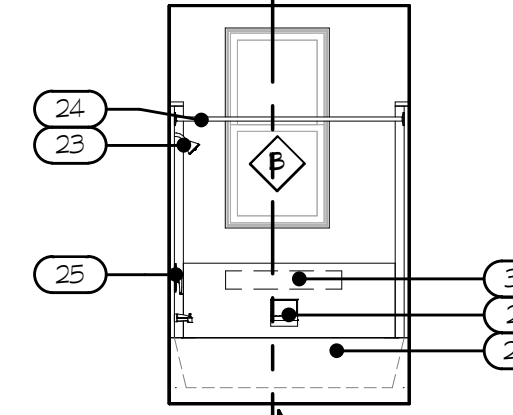
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SCALE: 1/4" = 1'-0"



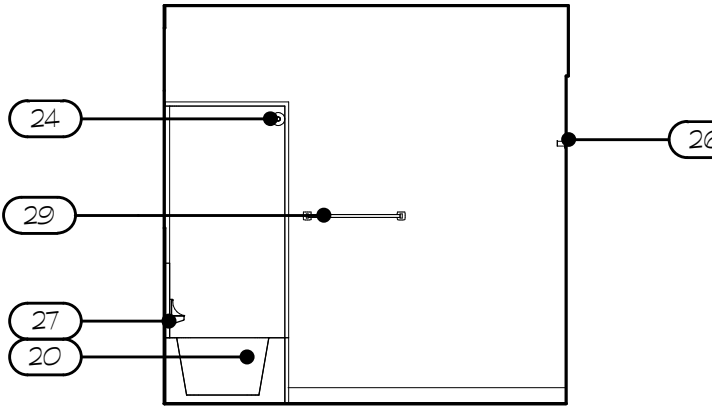
BATHROOM A.4
SCALE: 1/4" = 1'-0"



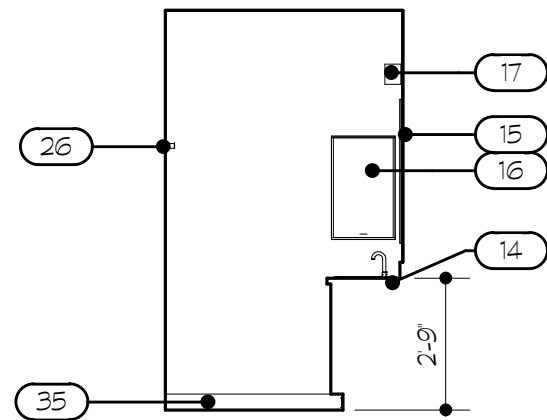
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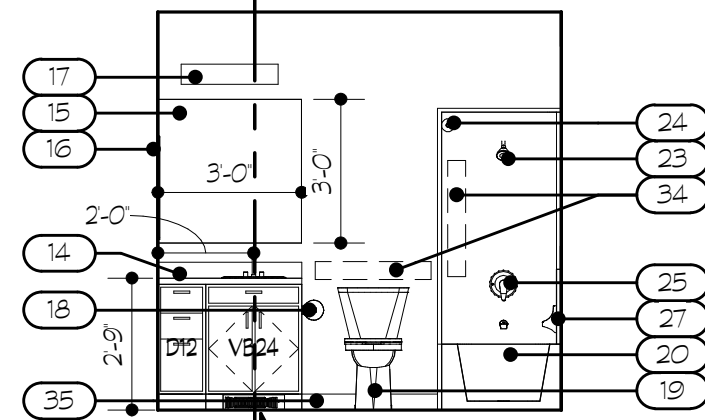
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SCALE: 1/4" = 1'-0"



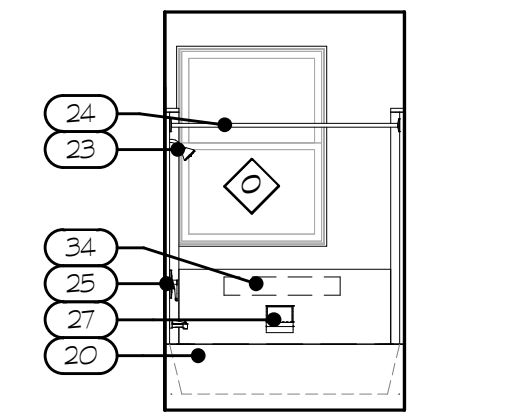
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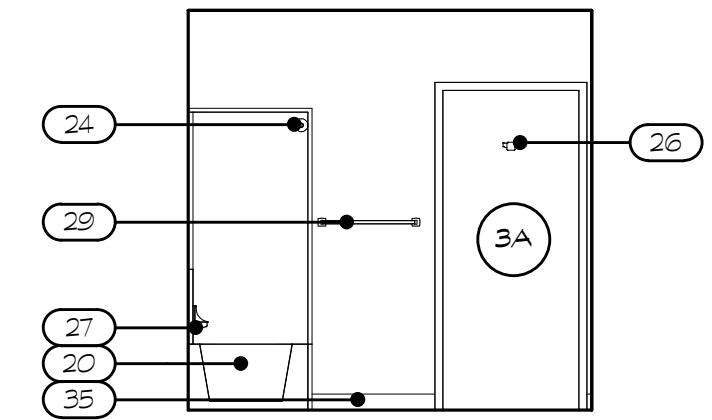
BATHROOM B.4
SCALE: 1/4" = 1'-0"



BATHROOM B.4
SCALE: 1/4" = 1'-0"



BATHROOM B.4
SCALE: 1/4" = 1'-0"

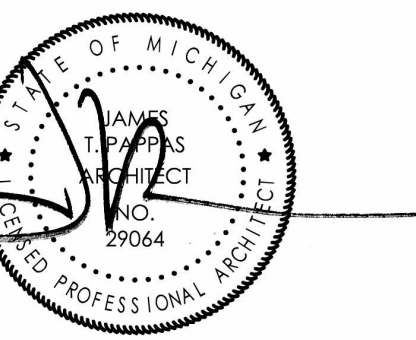


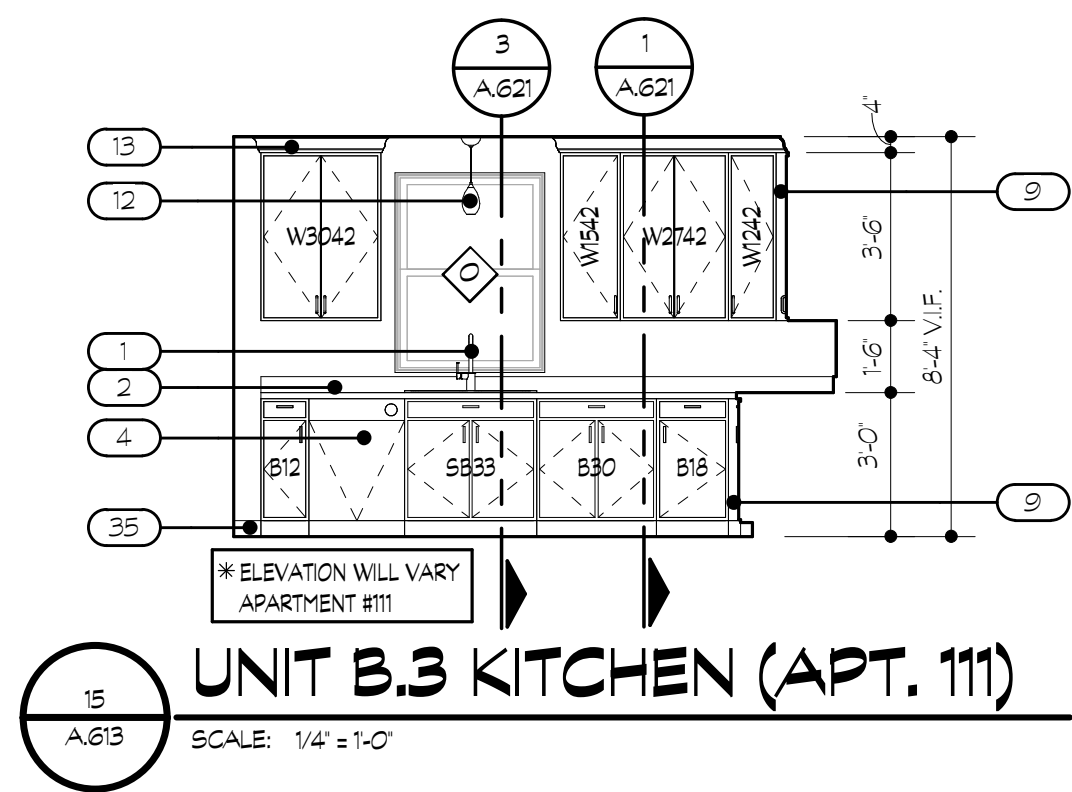
BATHROOM B.4
SCALE: 1/4" = 1'-0"

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

- CASEWORK NOTES:**
- SEE SHEET A.C.002 FOR STANDARD BARrier FREE MOUNTING HEIGHTS AND DIMENSIONS.
 - PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
 - FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH. PROVIDE 3" FILLERS AT ALL INSIDE CORNERS AND 1" FILLERS AT ENDS.
 - ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
 - PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
 - PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
 - PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
 - a. BASE CABINET - 1 SHELF
 - b. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
 - c. WALL CABINET - 1 SHELF AT 24" HIGH CABINET 2 SHELVES AT CABINETS OVER 24" HIGH.
 - NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
 - SEE SHEET A.621 FOR TYPICAL NOBING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
 - ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

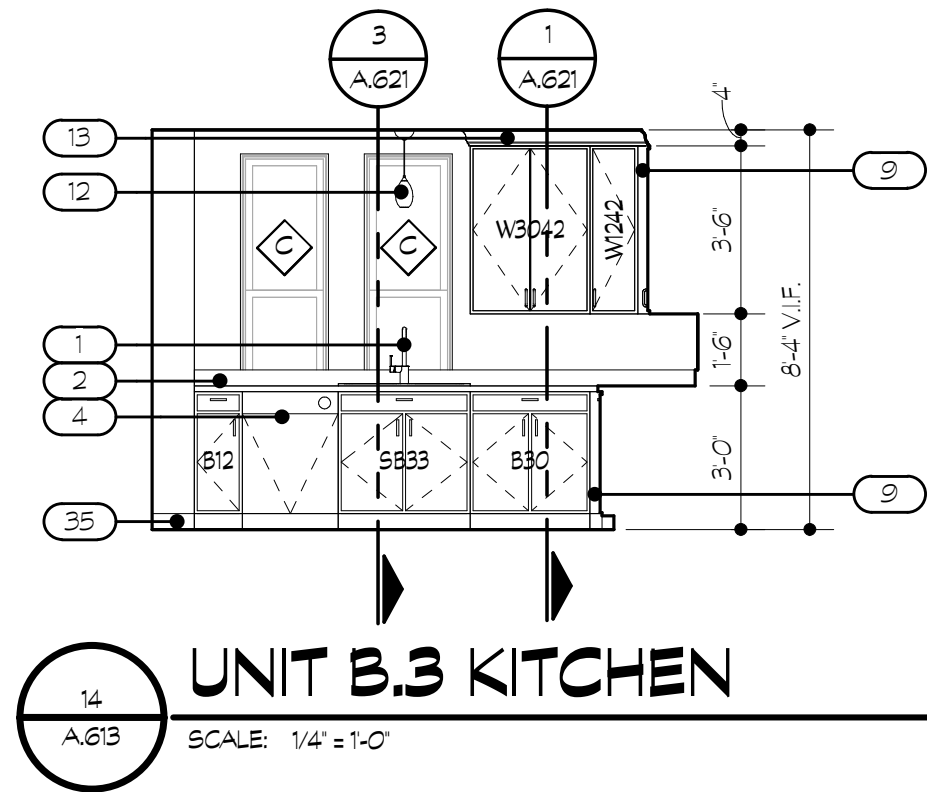
- UNIT KEYNOTES:** (X)
- KITCHENS:**
- SINK AND FAUCET WITH DISPOSAL
 - PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
 - REFRIGERATOR
 - DISHWASHER
 - RANGE
 - RANGE HOOD
 - MICROWAVE WITH FAN AND FIRE CANISTERS
 - OVER THE COUNTER MICROWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
 - FILLER
 - 11/2" END PANEL
 - GREASE SHIELD
 - UNDERMOUNT CABINET OR PENDANT LIGHTING FIXTURE (SEE ELEVATIONS FOR INFORMATION)
 - CROWN-MOLDING
- BATHROOMS:**
- CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
 - MIRROR (SEE ELEVATIONS FOR SIZE)
 - RECESSED MEDICINE CABINET
 - VANITY LIGHT FIXTURE
 - TOILET PAPER HOLDER
 - WATER CLOSET
 - BATH TUB
 - MODESTY PANELS/SHOWER SEATS (AT PH UNITS ONLY)
 - SHOWER SEATS (AT PH UNITS ONLY)
 - SHOWER HEAD
 - SHOWER CURTAIN ROD
 - SHOWER CONTROLS
 - ROBE HOOKS
 - SOAP DISH
 - 12" TOWEL BAR
 - 24" TOWEL BAR
 - 12" GRAB BAR
 - 18" GRAB BAR
 - 24" GRAB BAR
 - 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
 - BLOCKING FOR FUTURE GRAB BARS
 - 4" BASE





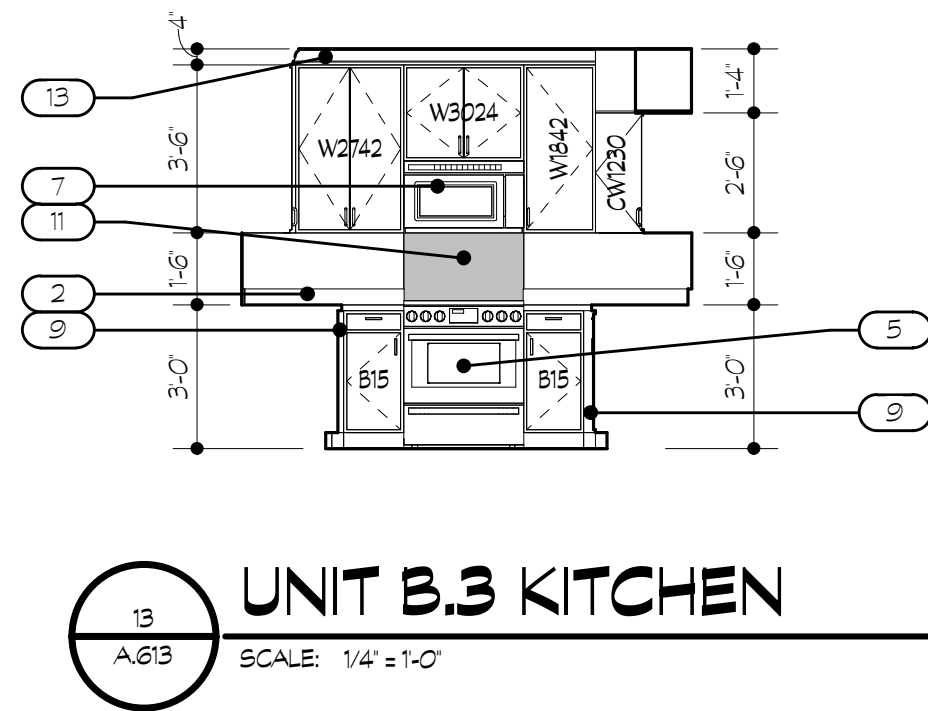
UNIT B.3 KITCHEN (APT. 111)

SCALE: 1/4" = 1'-0"



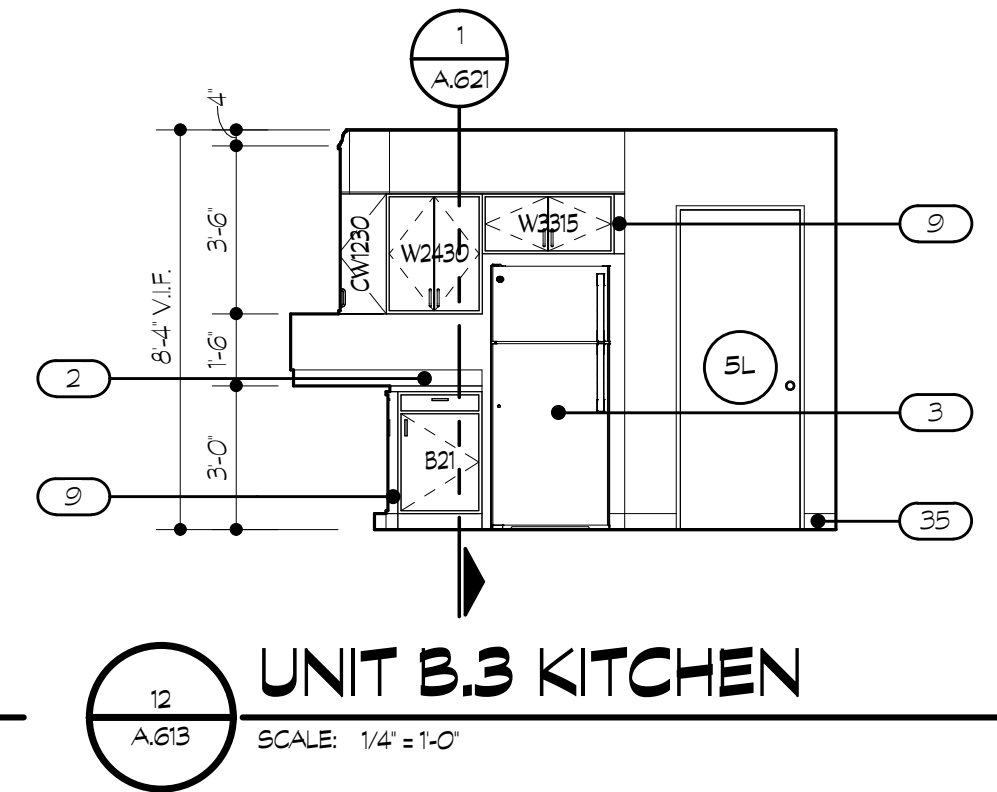
UNIT B.3 KITCHEN

SCALE: 1/4" = 1'-0"



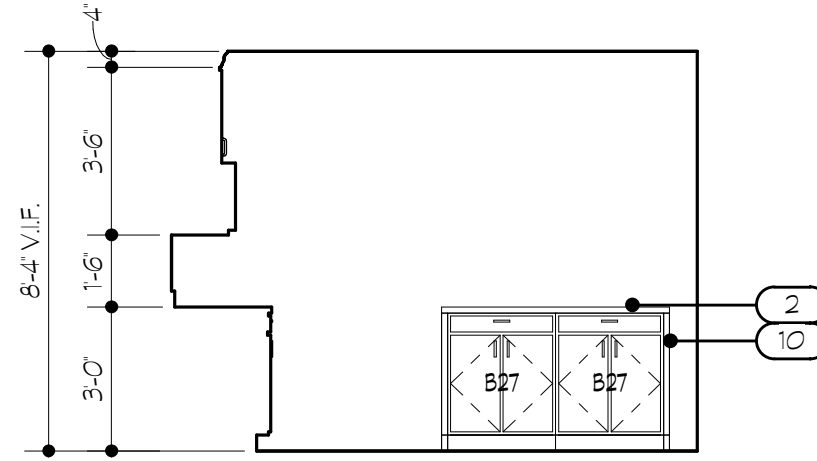
UNIT B.3 KITCHEN

SCALE: 1/4" = 1'-0"



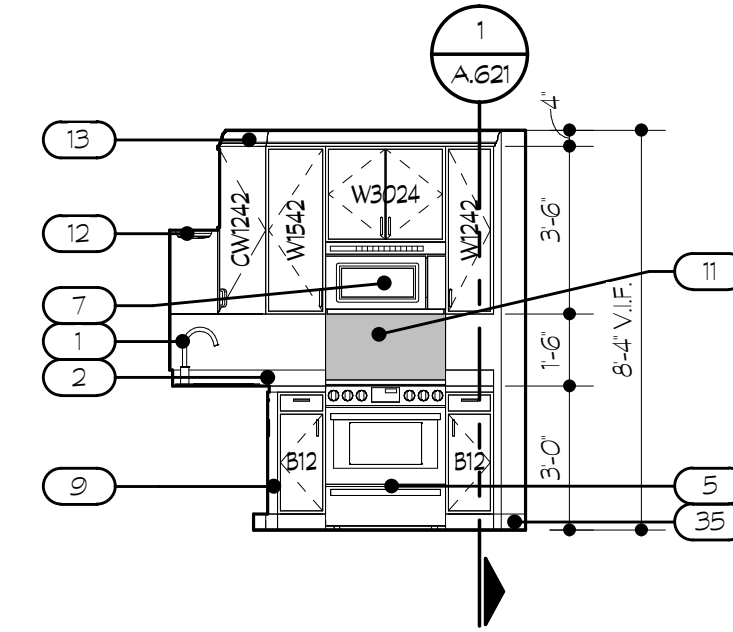
UNIT B.3 KITCHEN

SCALE: 1/4" = 1'-0"



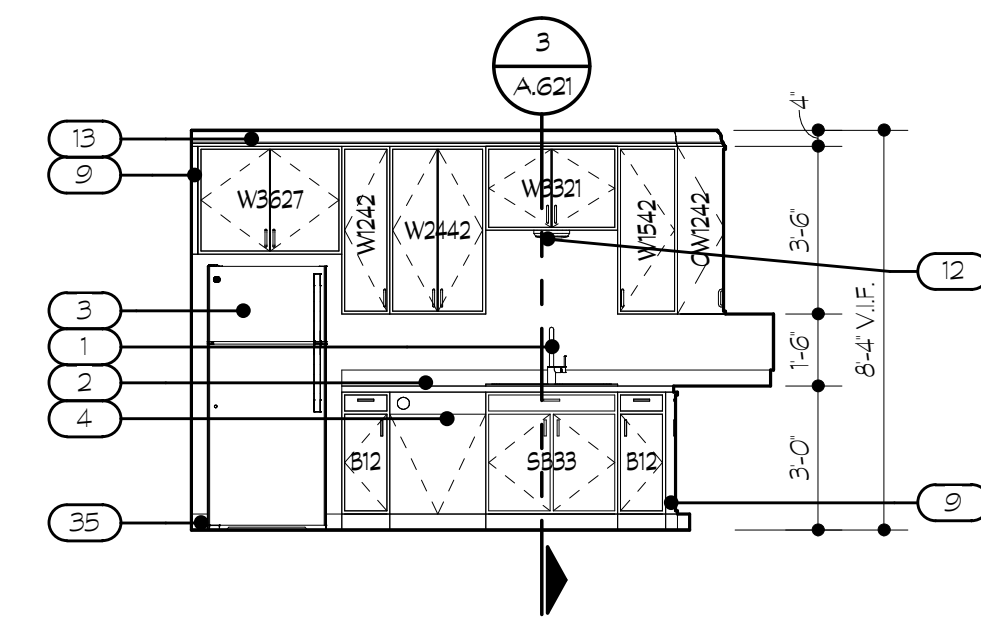
UNIT A.4 KITCHEN

SCALE: 1/4" = 1'-0"



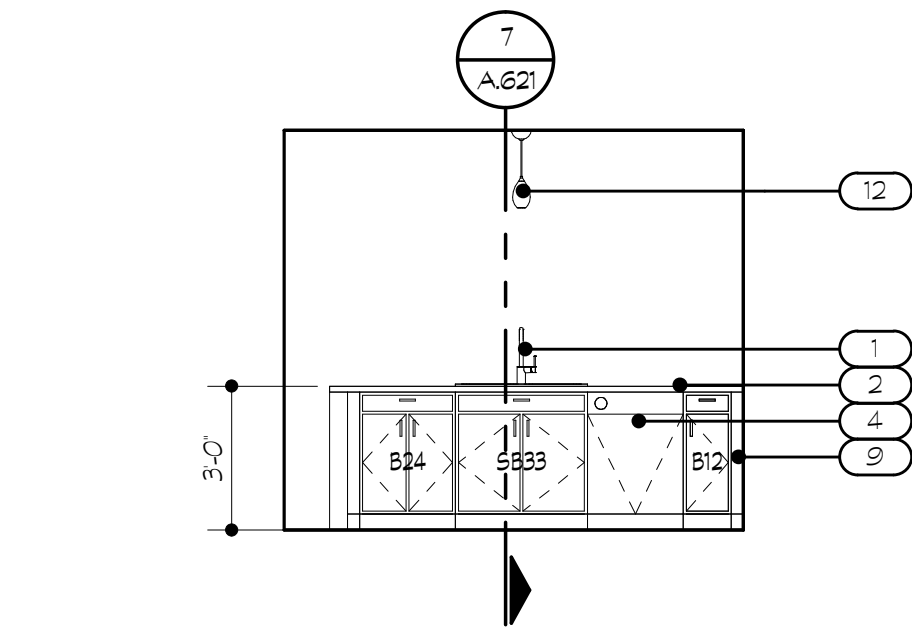
UNIT A.4 KITCHEN

SCALE: 1/4" = 1'-0"



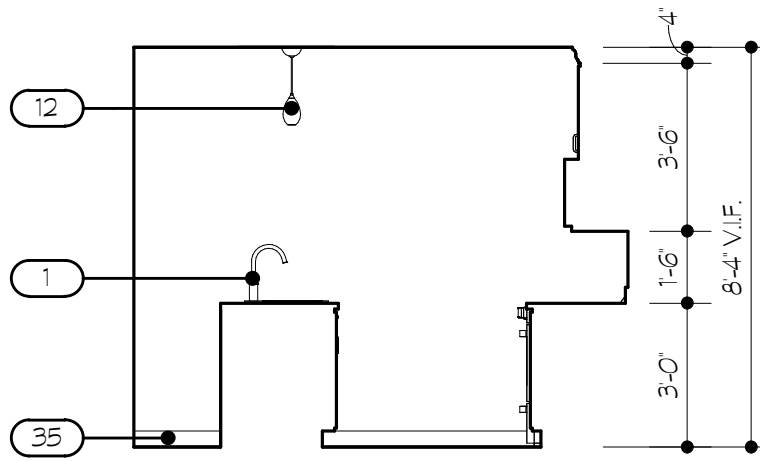
UNIT A.4 KITCHEN

SCALE: 1/4" = 1'-0"



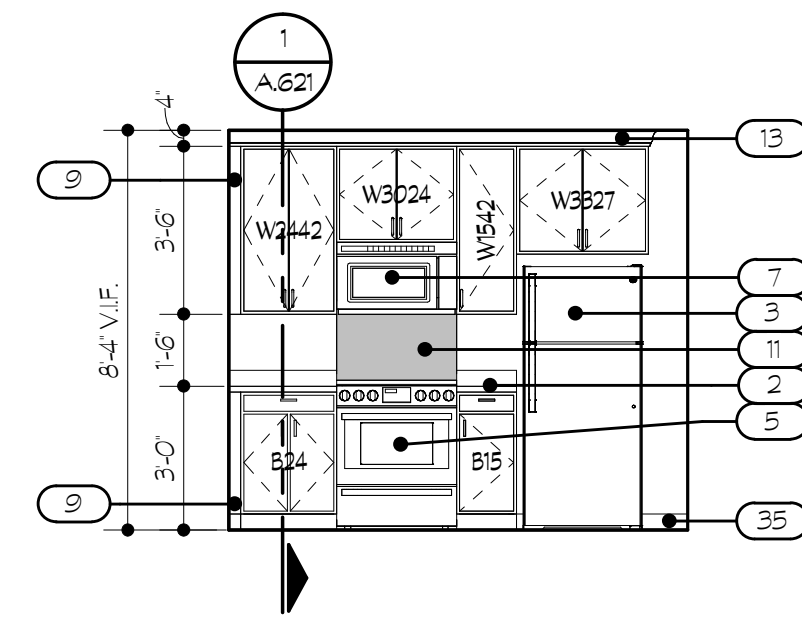
UNIT A.3 KITCHEN

SCALE: 1/4" = 1'-0"



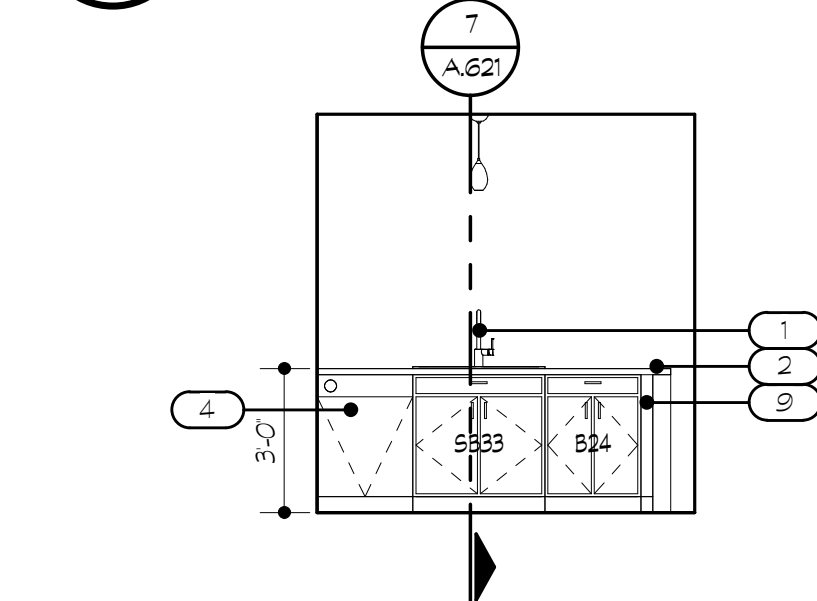
UNIT A.3 KITCHEN

SCALE: 1/4" = 1'-0"



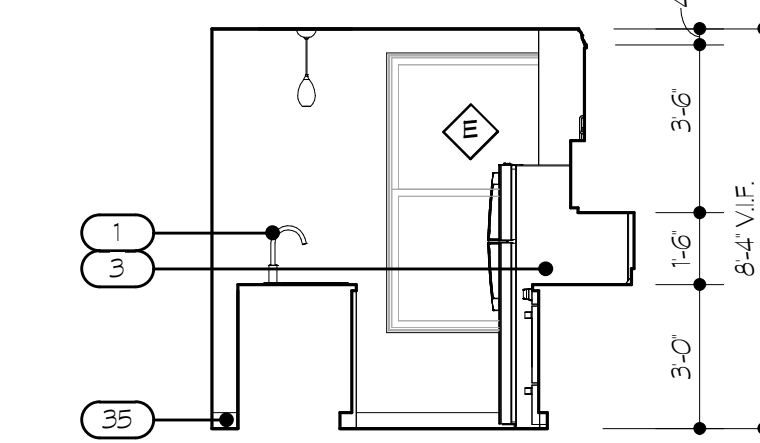
UNIT A.3 KITCHEN

SCALE: 1/4" = 1'-0"



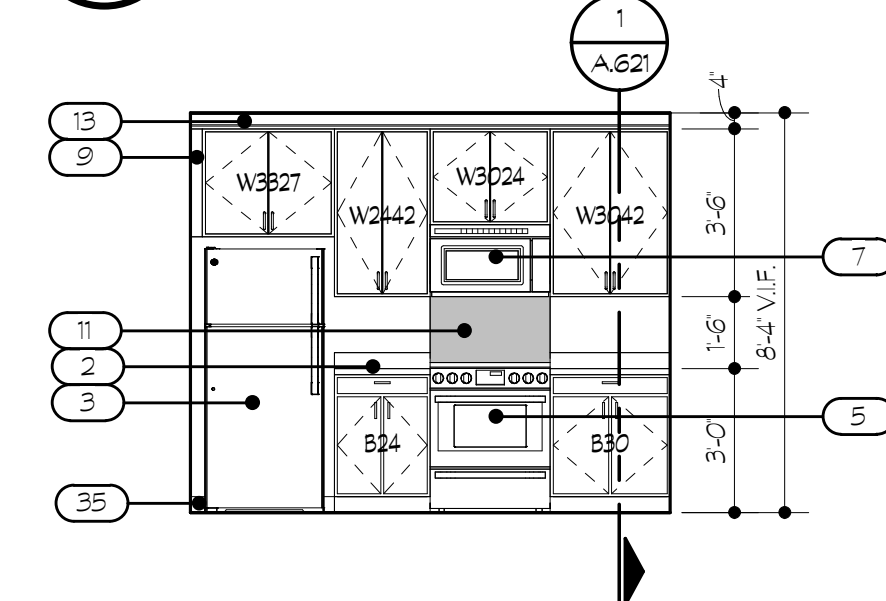
UNIT A.6 KITCHEN

SCALE: 1/4" = 1'-0"



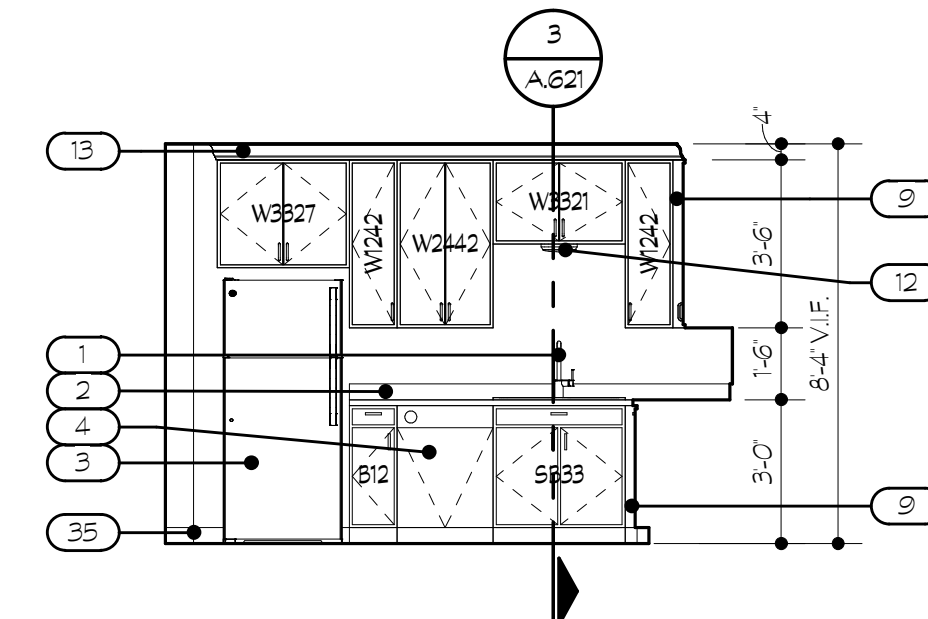
UNIT A.6 KITCHEN

SCALE: 1/4" = 1'-0"



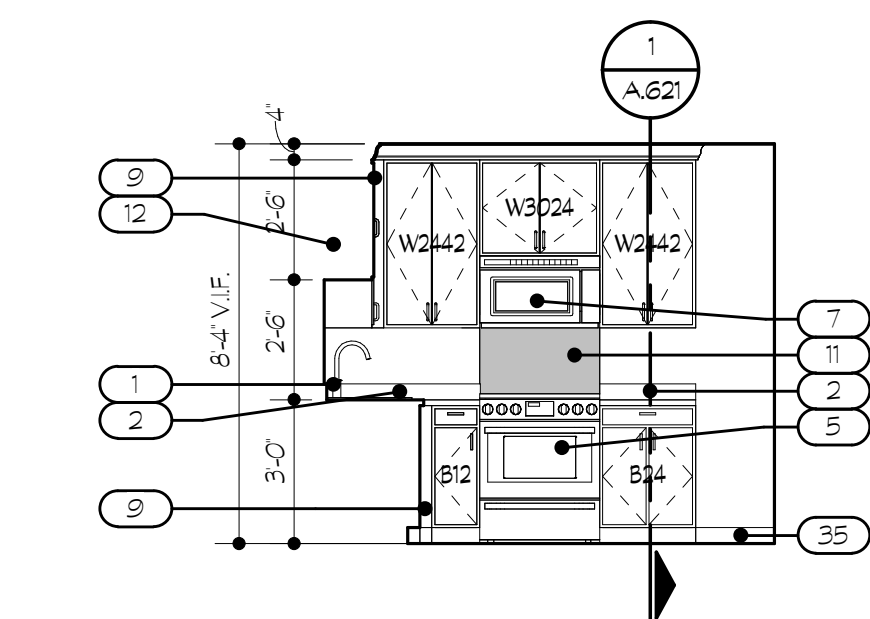
UNIT A.6 KITCHEN

SCALE: 1/4" = 1'-0"



UNIT B.4 KITCHEN

SCALE: 1/4" = 1'-0"



UNIT B.4 KITCHEN

SCALE: 1/4" = 1'-0"

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CASEWORK NOTES:

- SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
- PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
- FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH. PROVIDE 3" FILLERS AT ALL INSIDE CORNERS AND 1" FILLERS AT ENDS.
- ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
- PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
- PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
- PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
 - BASE CABINET - 1 SHELF
 - FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
 - WALL CABINET - 1 SHELF AT 24" HIGH CABINET
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- ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

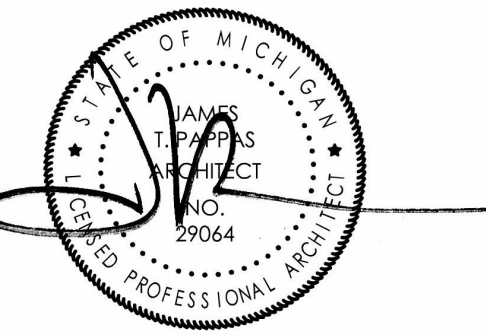
UNIT KEYNOTES: (X)

KITCHENS:

- SINK AND FAUCET WITH DISPOSAL
- PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
- REFRIGERATOR
- DISHWASHER
- RANGE
- RANGE HOOD
- MICROWAVE WITH FAN AND FIRE CANISTERS
- OVER THE COUNTER MICROWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
- FILLER
- 1 1/2" END PANEL
- GREASE SHIELD
- UNDERMOUNT CABINET OR PENDANT LIGHTING FIXTURE (SEE ELEVATIONS FOR INFORMATION)
- CROWN-HOLDING

BATHROOMS:

- CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
- MIRROR (SEE ELEVATIONS FOR SIZE)
- RECESSED MEDICINE CABINET
- VANITY LIGHT FIXTURE
- TOILET PAPER HOLDER
- WATER CLOSET
- BATH TUB
- MODESTY PANELS/SHOWER SEATS (AT PH UNITS ONLY)
- SHOWER SEATS (AT PH UNITS ONLY)
- SHOWER HEAD
- SHOWER CURTAIN ROD
- SHOWER CONTROLS
- ROBE HOOKS
- SOAP DISH
- 12" TOWEL BAR
- 24" TOWEL BAR
- 12" GRAB BAR
- 18" GRAB BAR
- 24" GRAB BAR
- 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
- BLOCKING FOR FUTURE GRAB BARS
- 4" BASE



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

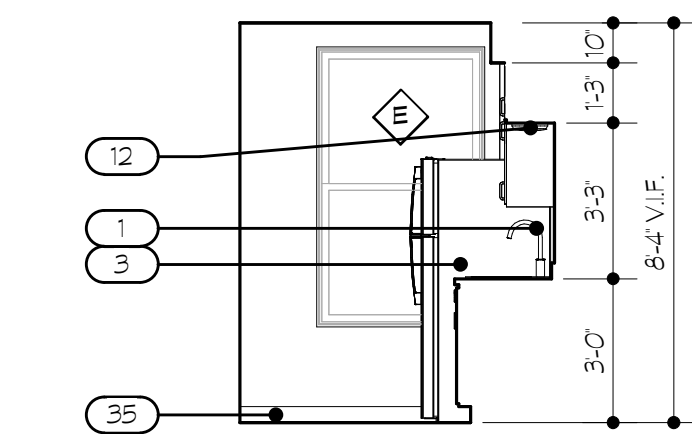
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TRC22.064

DRAWING TITLE

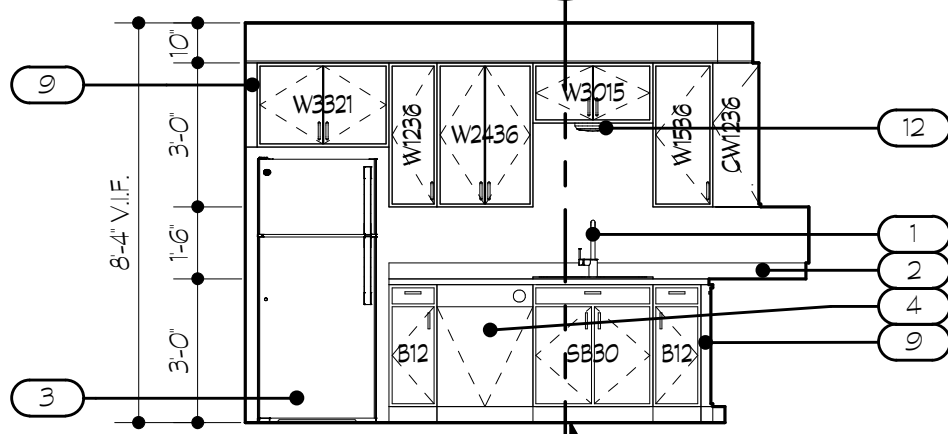
INTERIOR ELEVATIONS - UNITS

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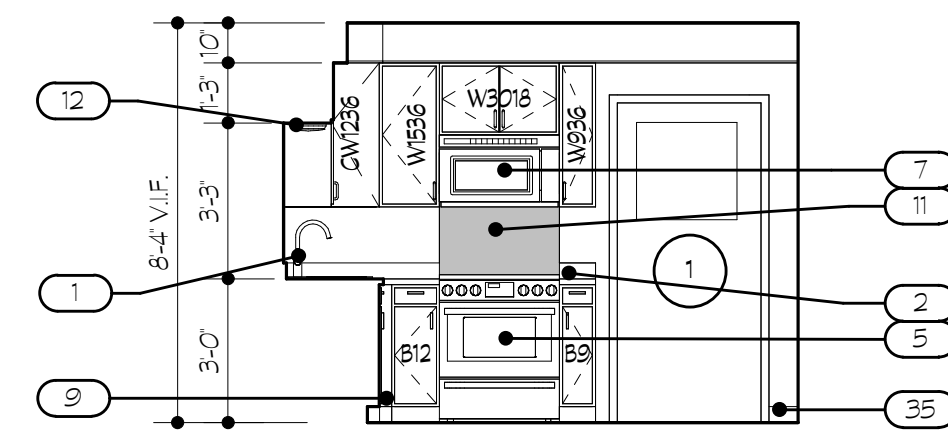
A.613



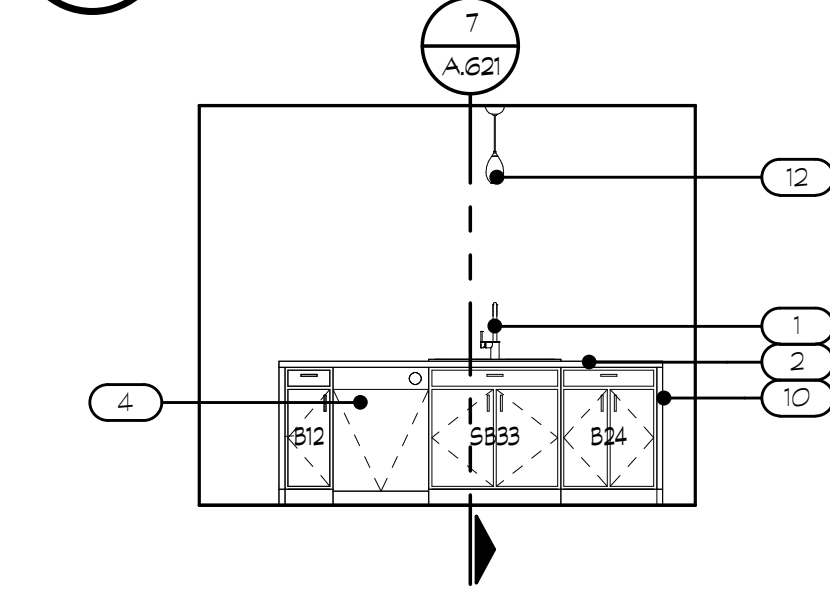
UNIT S.1 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



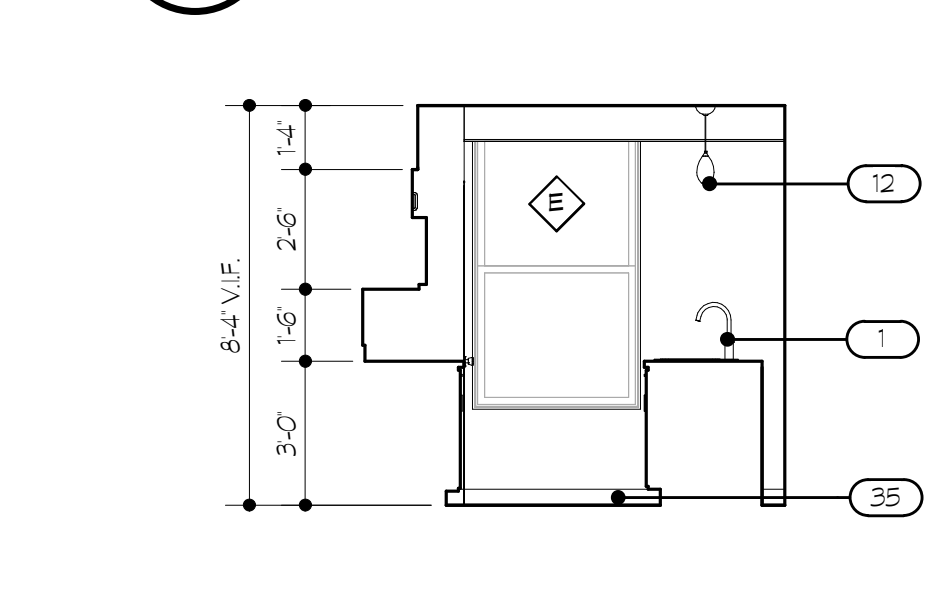
UNIT S.1 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



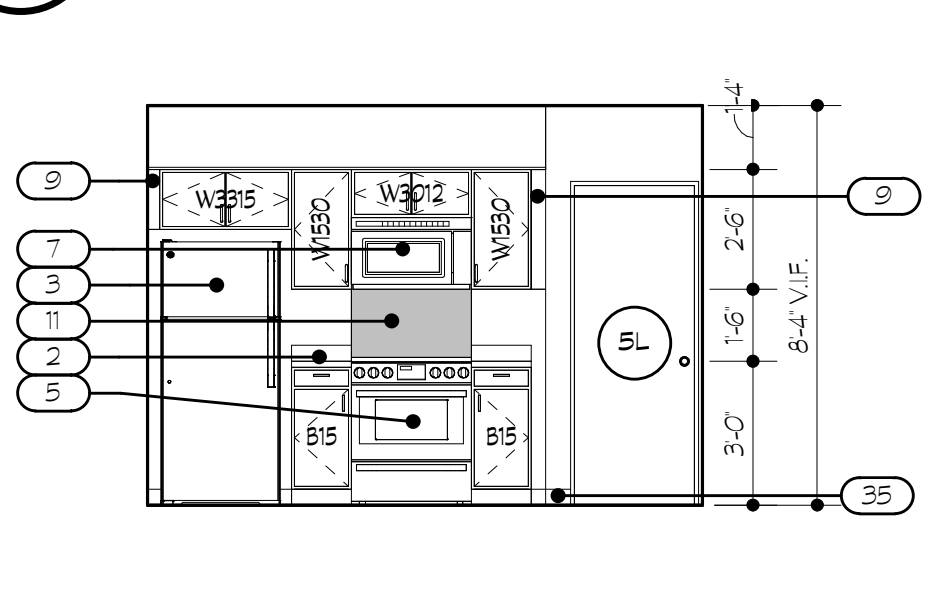
UNIT S.1 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



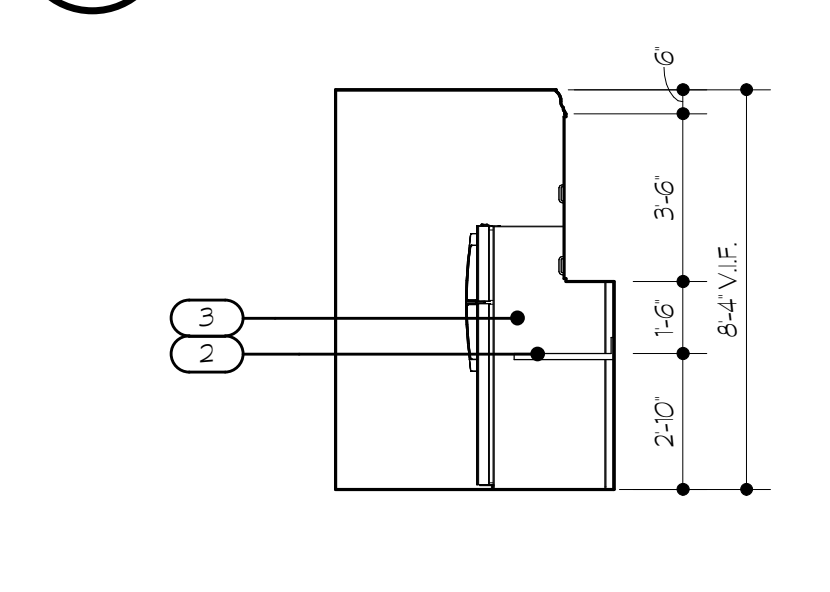
UNIT B.1 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



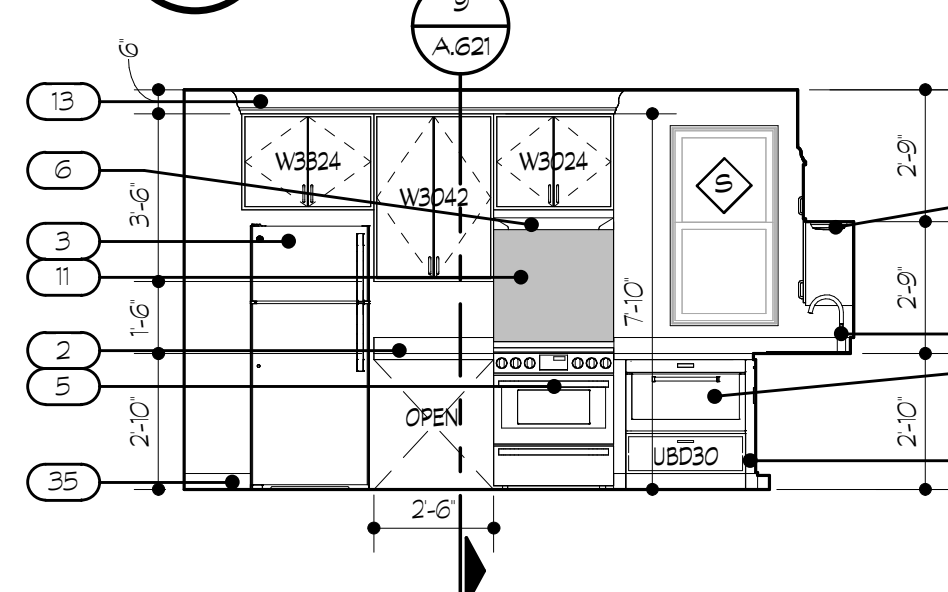
UNIT B.1 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



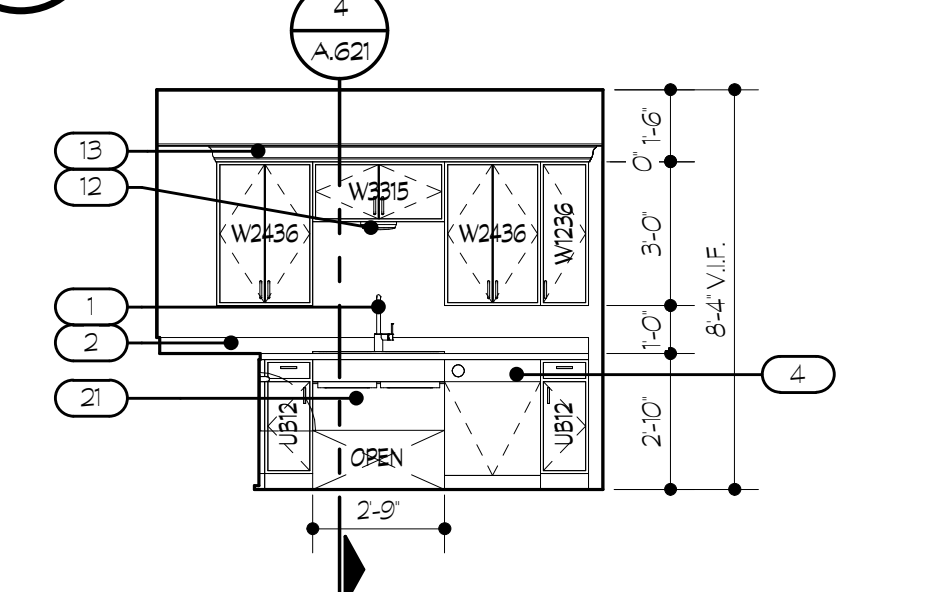
UNIT B.1 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



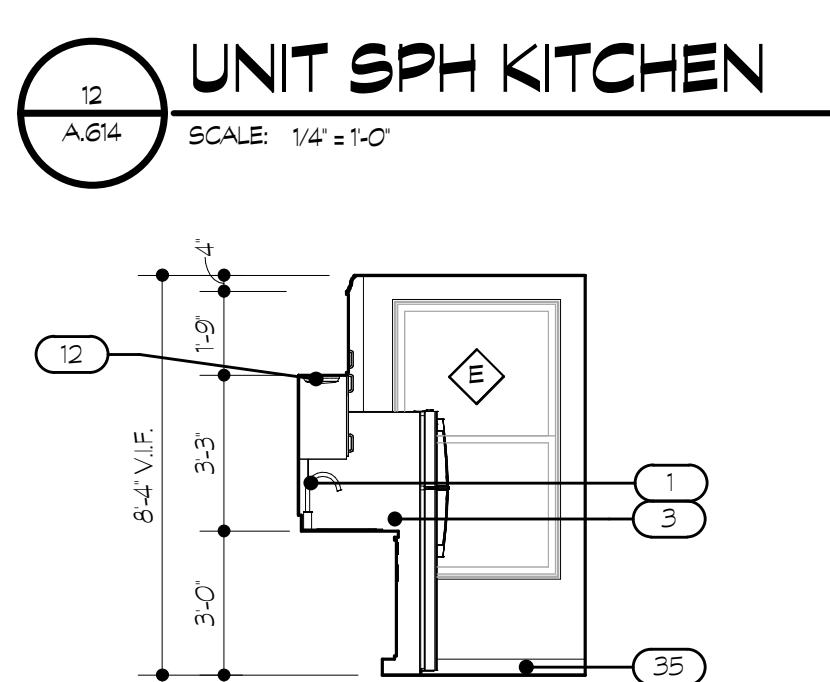
UNIT SPH KITCHEN
A.614 SCALE: 1/4" = 1'-0"



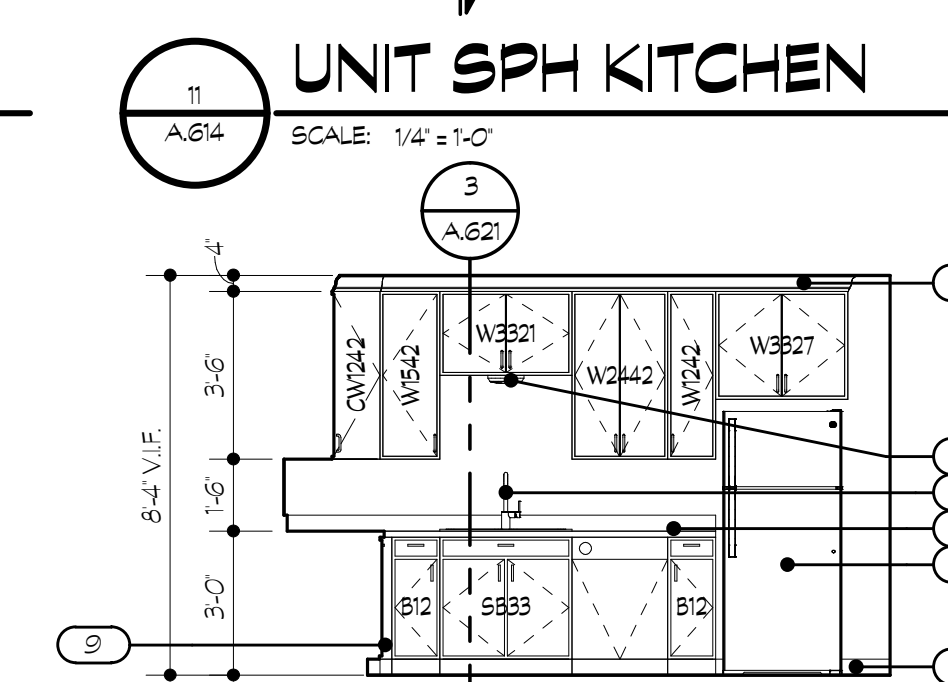
UNIT SPH KITCHEN
A.614 SCALE: 1/4" = 1'-0"



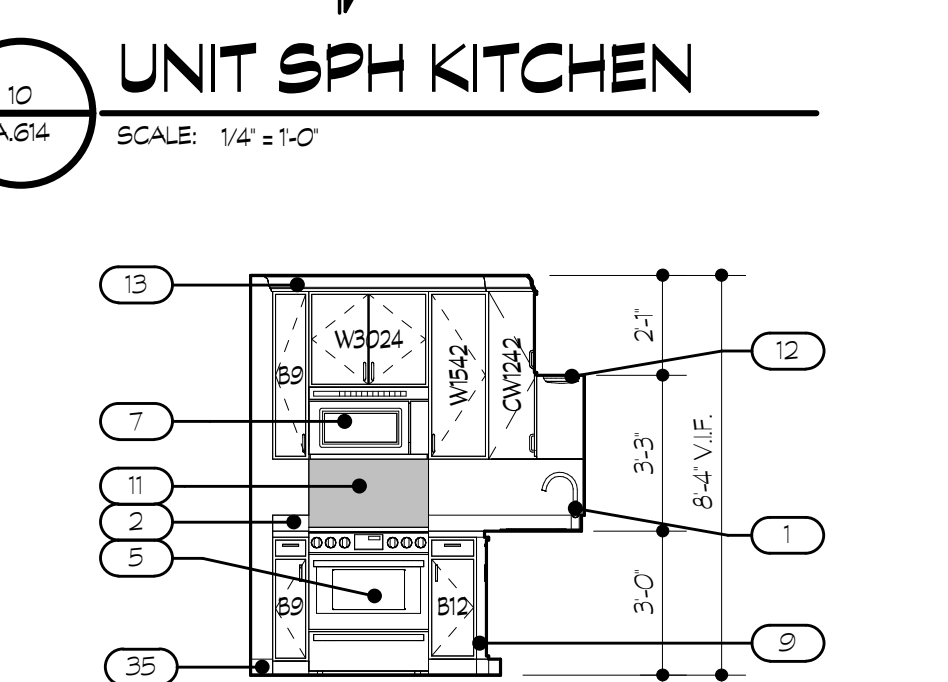
UNIT SPH KITCHEN
A.614 SCALE: 1/4" = 1'-0"



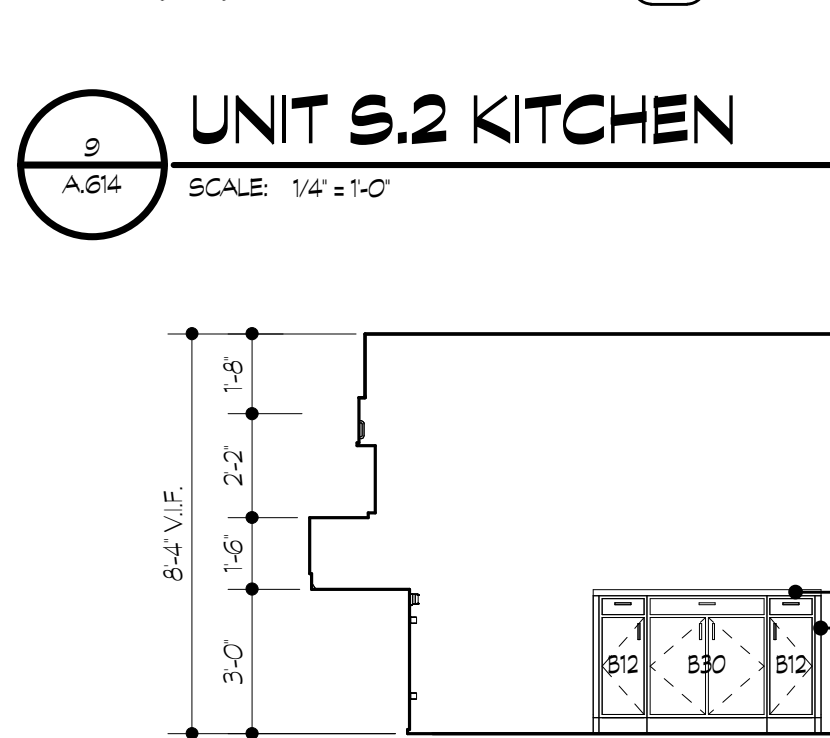
UNIT S.2 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



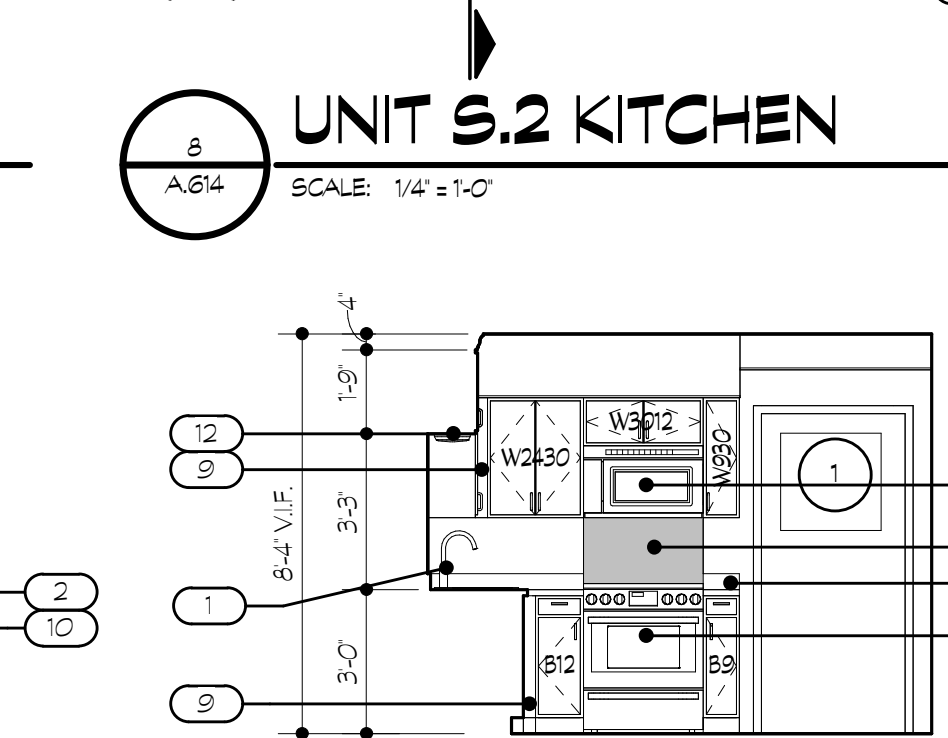
UNIT S.2 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



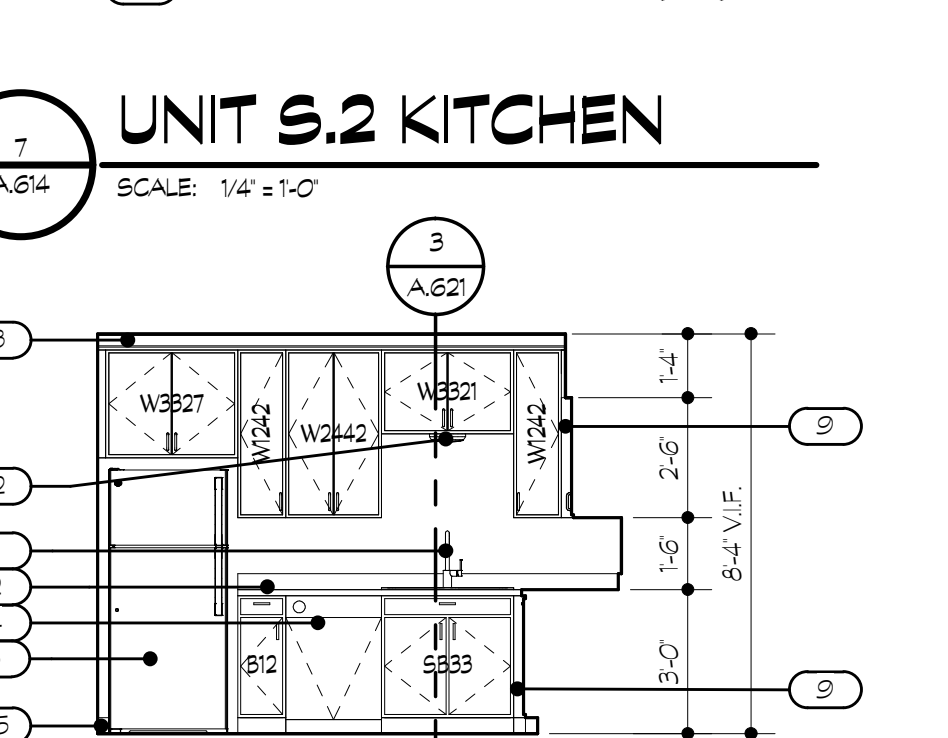
UNIT S.2 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



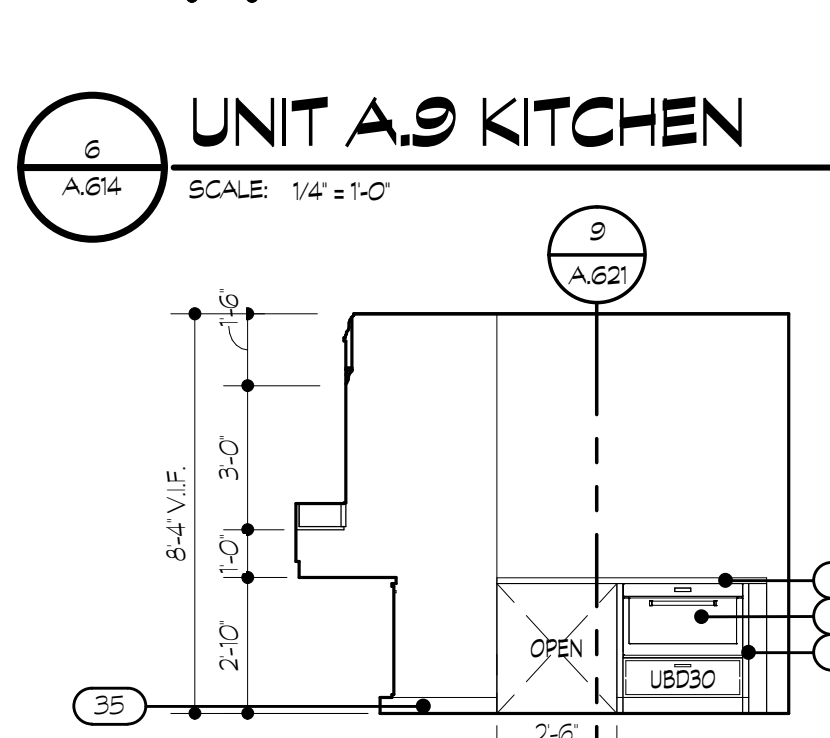
UNIT A.9 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



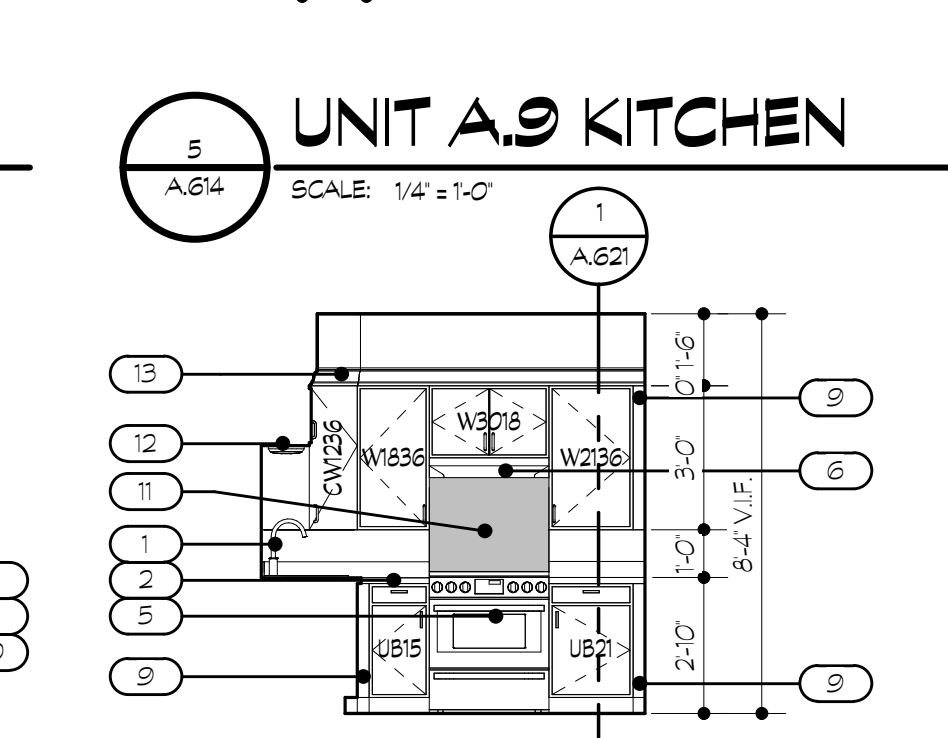
UNIT A.9 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



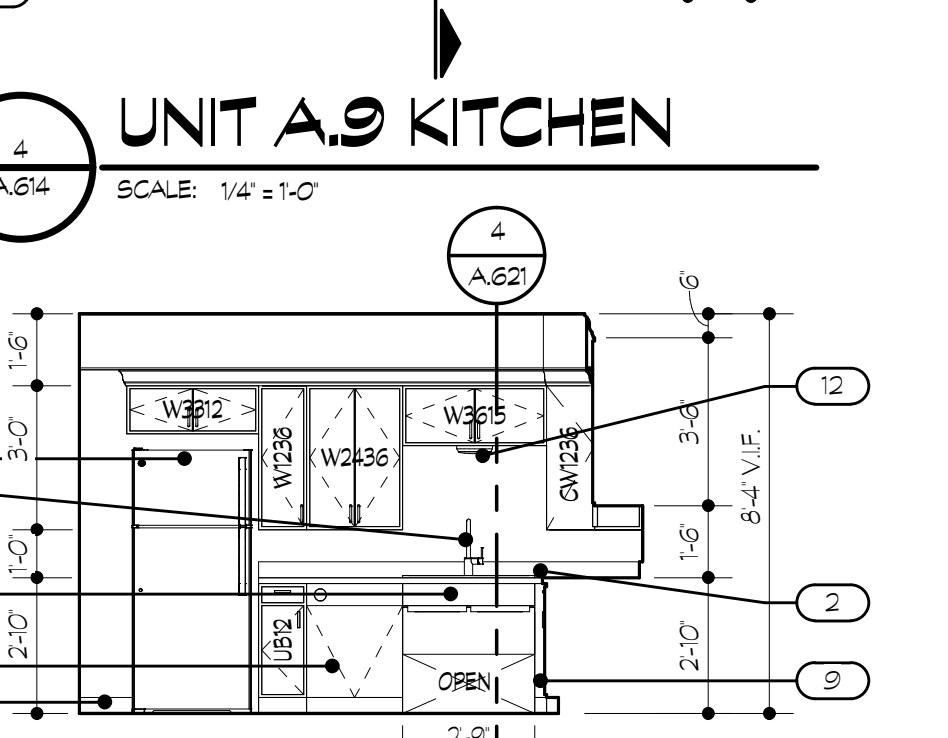
UNIT A.9 KITCHEN
A.614 SCALE: 1/4" = 1'-0"



UNIT BPH KITCHEN
A.614 SCALE: 1/4" = 1'-0"



UNIT BPH KITCHEN
A.614 SCALE: 1/4" = 1'-0"



UNIT BPH KITCHEN
A.614 SCALE: 1/4" = 1'-0"

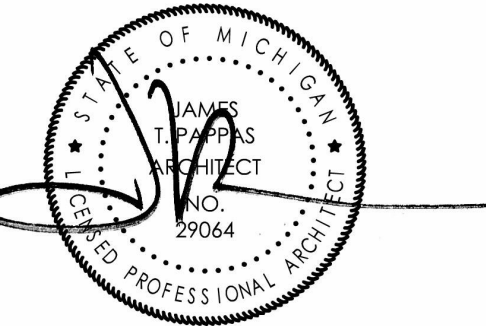
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CASEWORK NOTES:

- SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
- PROVIDE AND INSTALL SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CABINETS, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
- FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH. PROVIDE 3" FILLERS AT ALL INSIDE CORNERS AND 1" FILLERS AT ENDS.
- ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
- PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
- PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
- PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
 - BASE CABINET - 1 SHELF
 - FULL HEIGHT CABINET - 5 SHELVES; 1 FIXED
 - WALL CABINET - 1 SHELF AT 24" HIGH CABINET
 - 2 SHELVES AT CABINETS OVER 24" HIGH
- NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
- SEE SHEET A.621 FOR TYPICAL NOSING DETAIL AT PLASTIC LAMINATED AND SOLID SURFACE COUNTERTOPS
- ALL COUNTERTOPS WITH EXPOSED CORNERS TO HAVE A 1" RADIUS.

UNIT KEYNOTES: (X)

- KITCHENS:**
- SINK AND FAUCET WITH DISPOSAL
 - PLASTIC LAMINATE COUNTERTOP WITH MATCHING BACK AND SIDE SPLASH
 - REFRIGERATOR
 - DISHWASHER
 - RANGE
 - RANGE HOOD
 - MICROWAVE WITH FAN AND FIRE CANSTERS
 - OVER THE COUNTER MICROWAVE OR MICROWAVE DRAWER (TYPICAL AT PH UNITS)
 - FILLER
 - 1 1/2" END PANEL
 - GREASE SHIELD
 - UNDERMOUNT CABINET OR PENDANT LIGHTING FIXTURE (SEE ELEVATIONS FOR INFORMATION)
 - CROWN-MOLDING
- BATHROOMS:**
- CULTURED MARBLE TOP WITH MATCHING BACK AND SIDE SPLASH
 - MIRROR (SEE ELEVATIONS FOR SIZE)
 - RECESSED MEDICINE CABINET
 - VANITY LIGHT FIXTURE
 - TOILET PAPER HOLDER
 - WATER CLOSET
 - BATH TUB
 - MODESTY PANELS/SOWER SEATS (AT PH UNITS ONLY)
 - SHOWER SEATS (AT PH UNITS ONLY)
 - SHOWER HEAD
 - SHOWER CURTAIN ROD
 - SHOWER CONTROLS
 - ROBE HOOKS
 - SOAP DISH
 - 12" TOWEL BAR
 - 24" TOWEL BAR
 - 12" GRAB BAR
 - 18" GRAB BAR
 - 24" GRAB BAR
 - 30" FOLD-UP GRAB BAR WITH TOILET PAPER HOLDER
 - BLOCKING FOR FUTURE GRAB BARS
 - 4" BASE



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

A.614

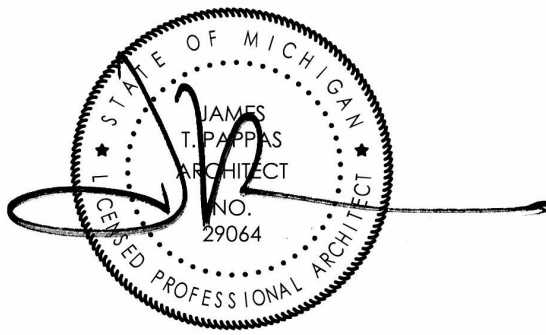
NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



550 E. NINE MILE ROAD
FERNDAL, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL



MICHIGAN

**RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE**

DETROIT

06.24.2025	BIDS
05.09.2025	PERMITS
DATE	ISSUE

KEY PLAN

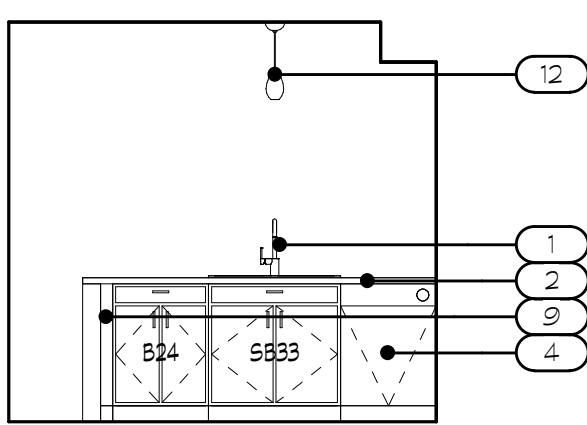
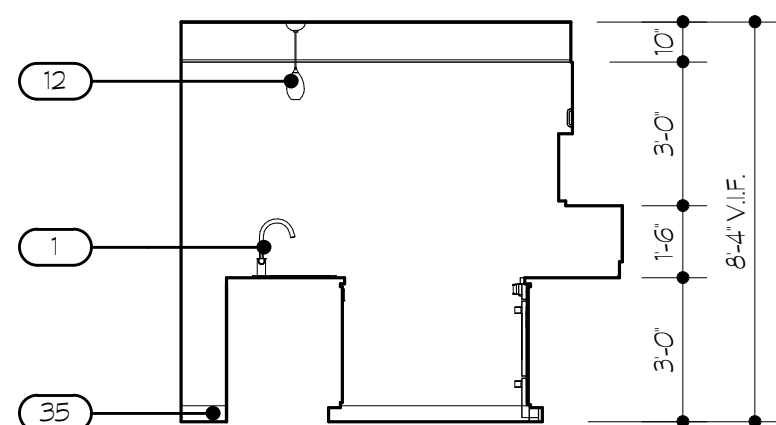
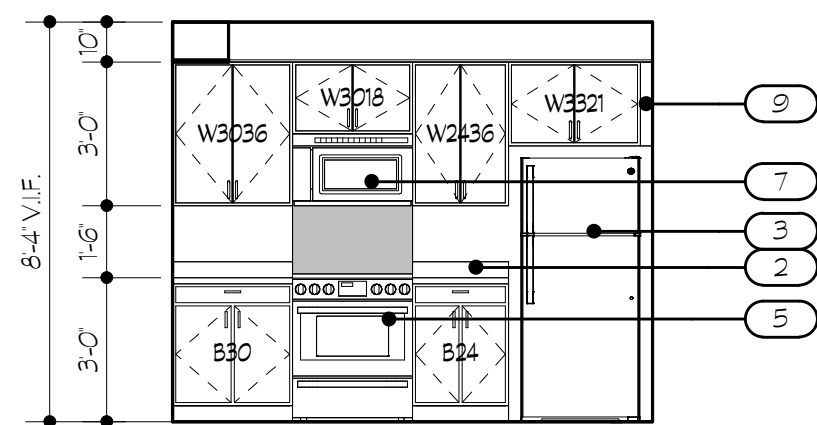
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

INTERIOR ELEVATIONS - UNITS

DRAWING NUMBER

A.615



3
A.615

UNIT A.7 KITCHEN

SCALE: 1/4" = 1'-0"

2
A.615

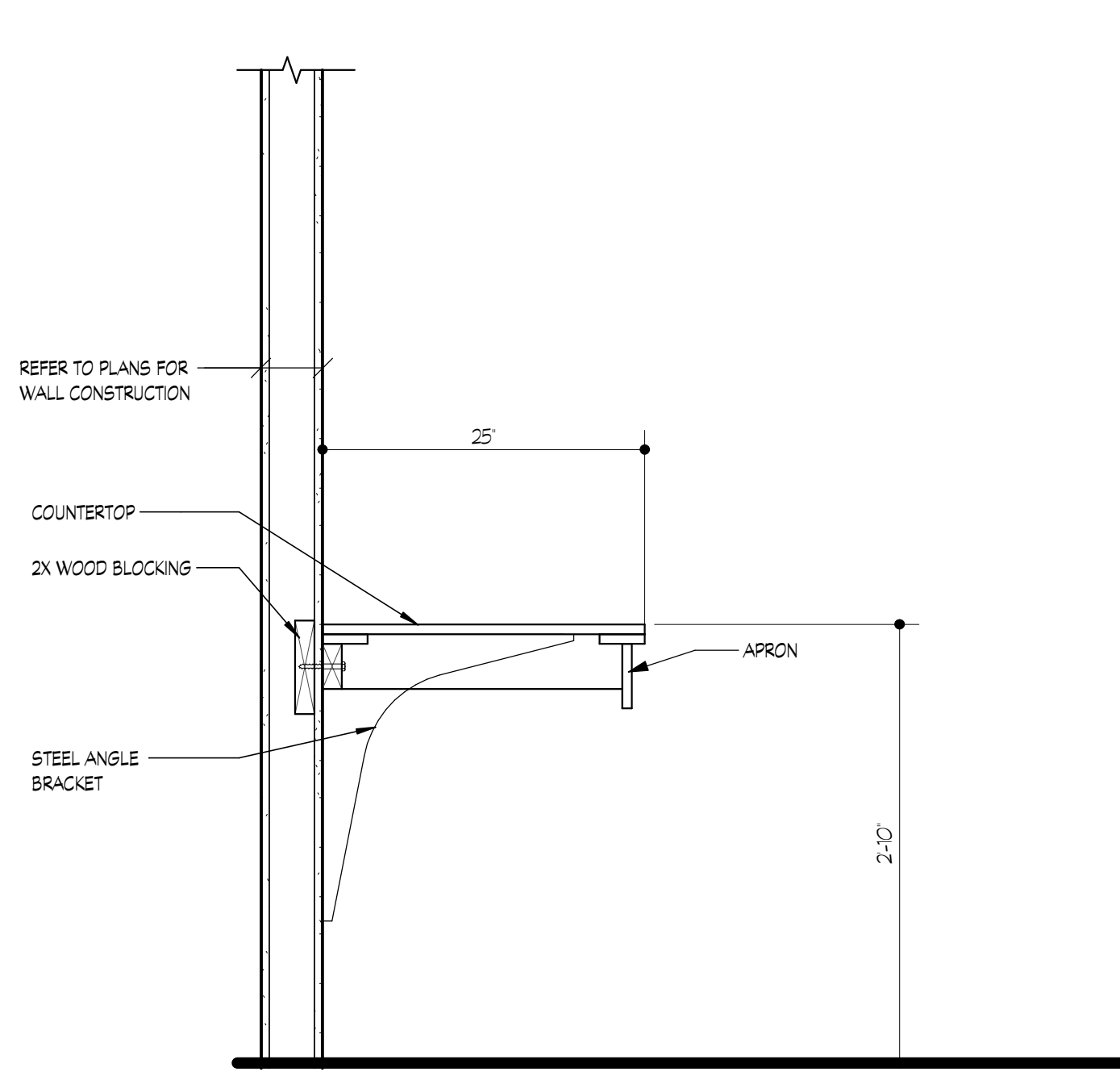
UNIT A.7 KITCHEN

SCALE: 1/4" = 1'-0"

1
A.615

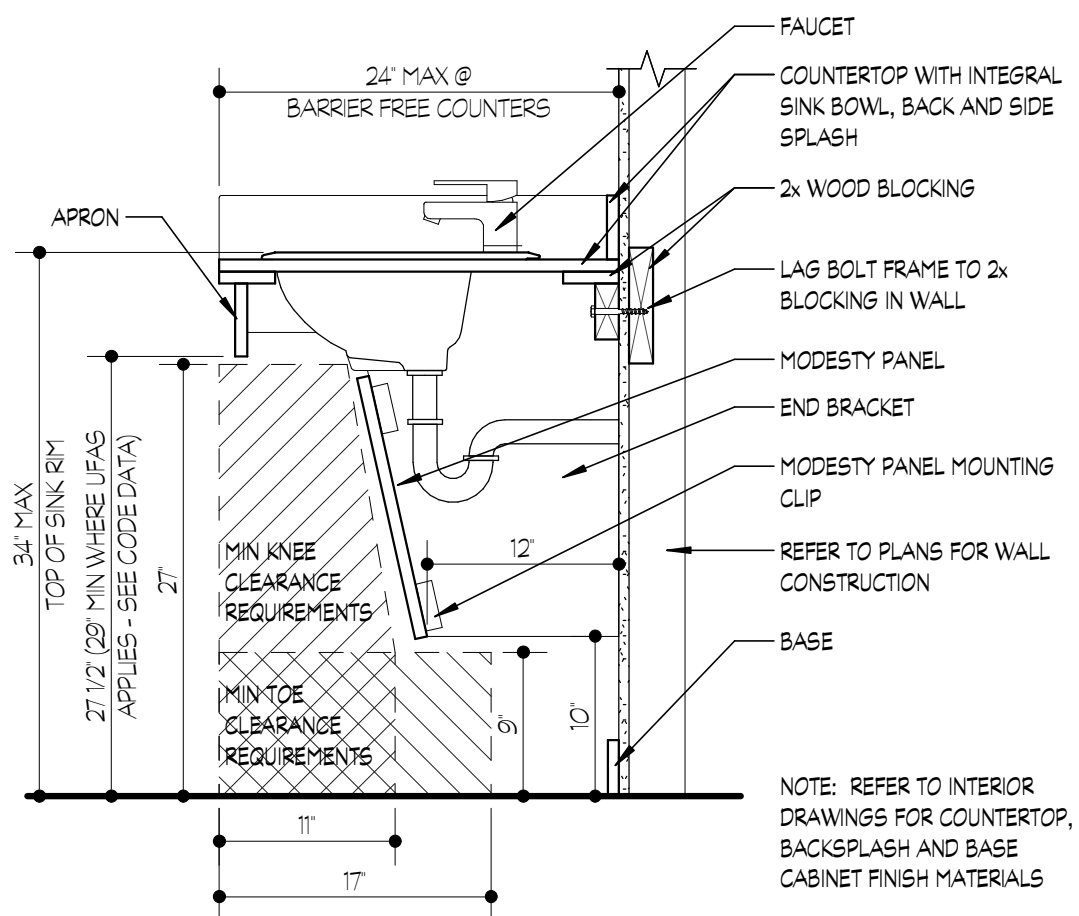
UNIT A.7 KITCHEN

SCALE: 1/4" = 1'-0"



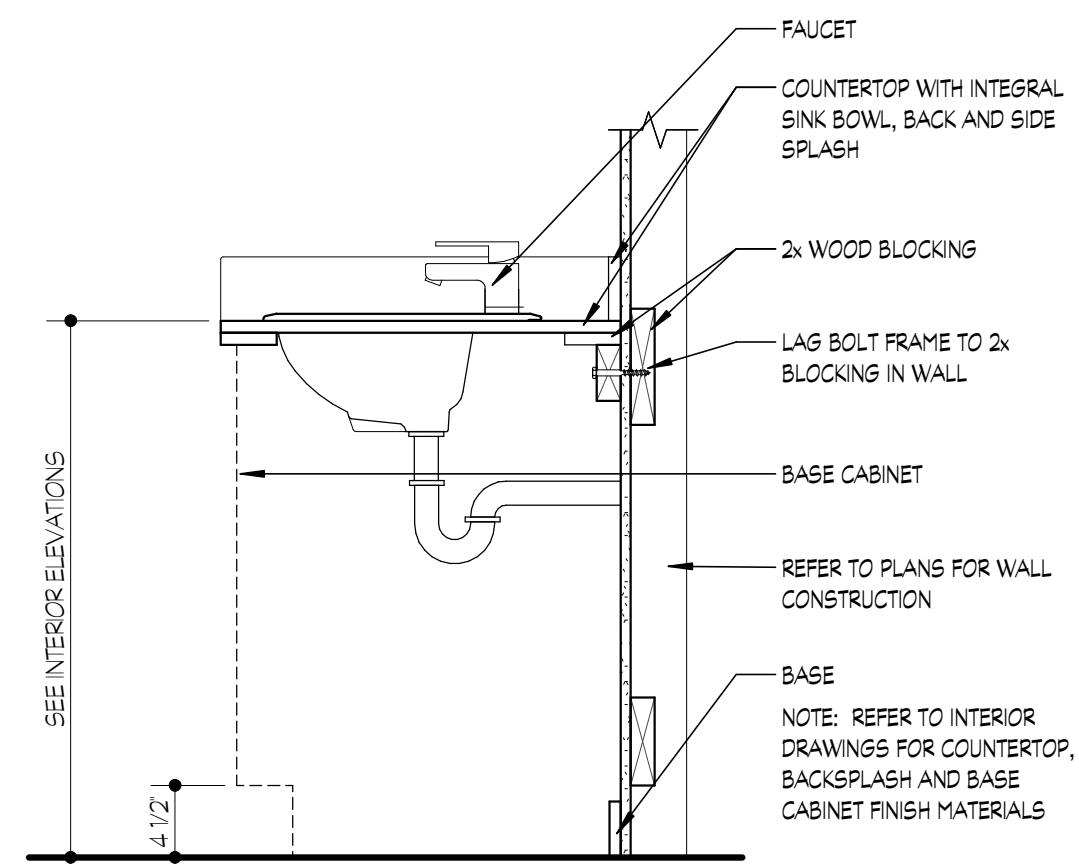
12
A.621
SCALE: 1" = 1'-0"

LAUNDRY ROOM COUNTERTOP



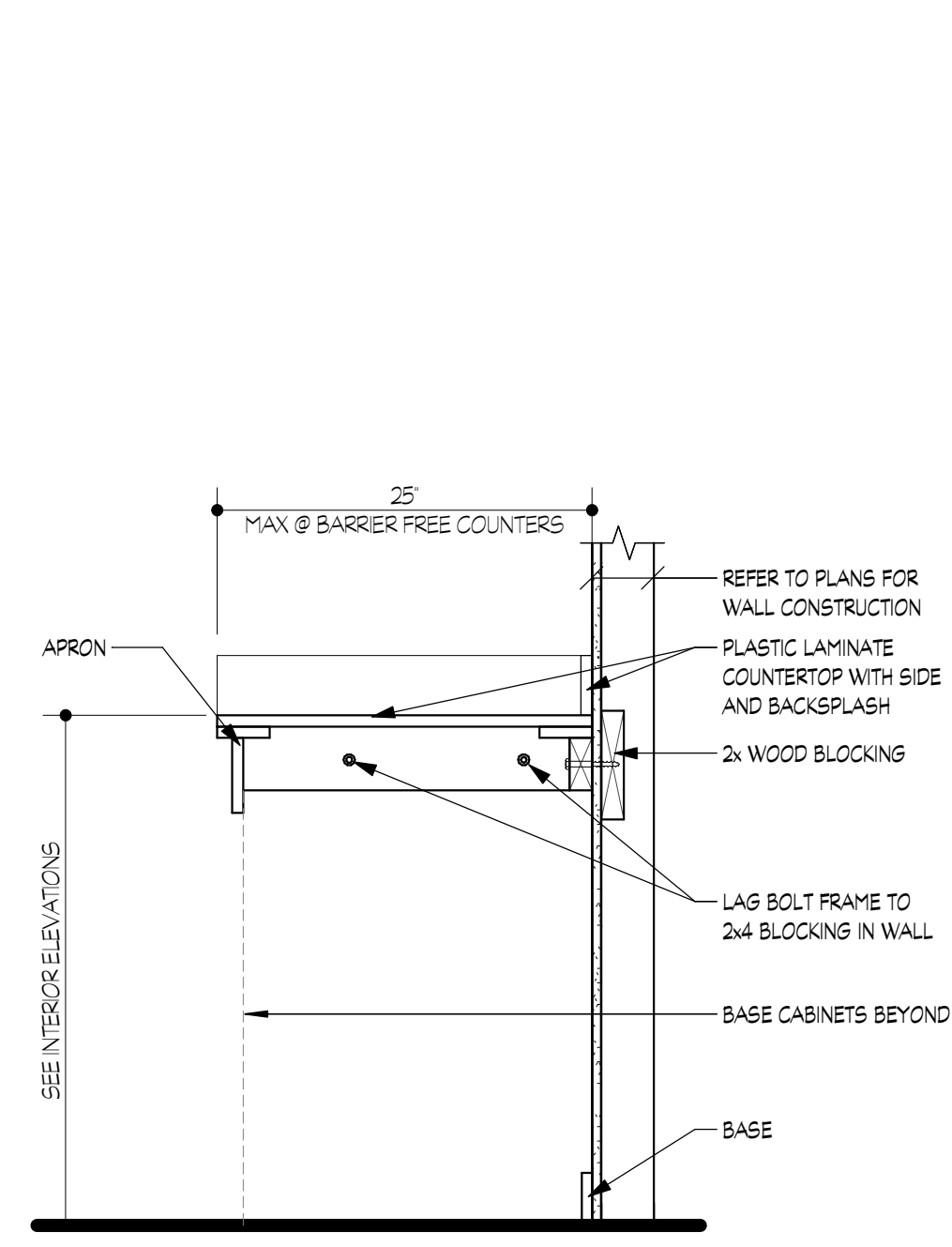
11
A.621
SCALE: 1" = 1'-0"

ACCESSIBLE LAVATORY SECTION



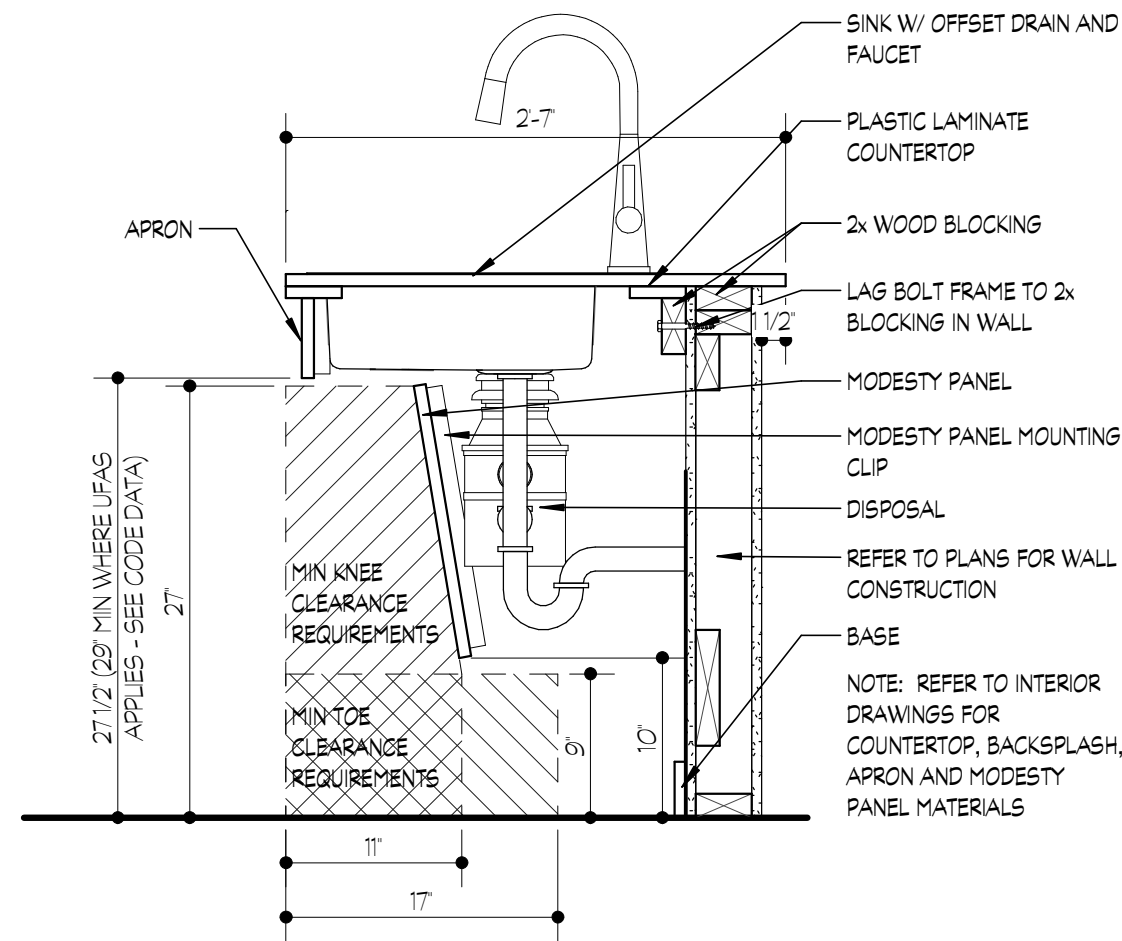
10
A.621
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LAVATORY SECTION



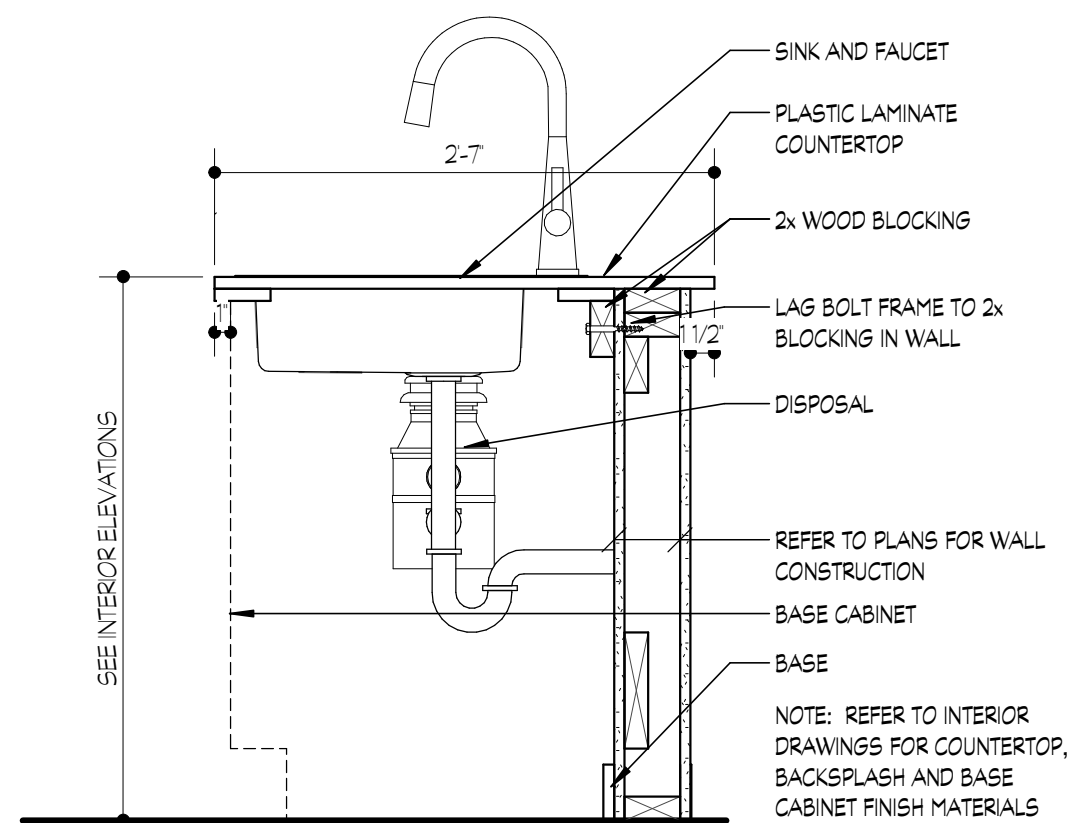
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A.621
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ACCESSIBLE COUNTERTOP SECTION



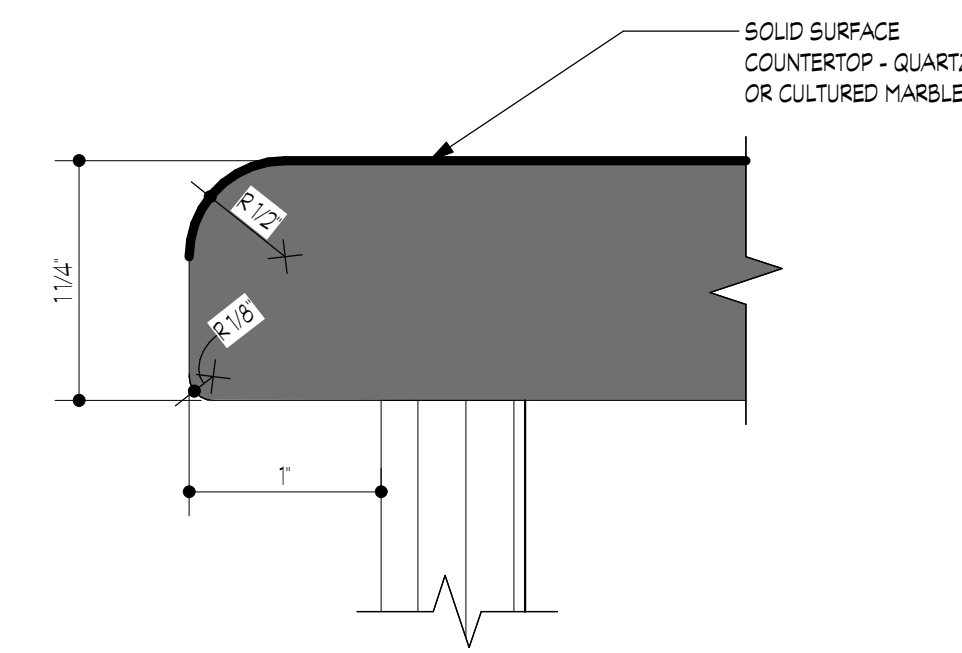
8
A.621
SCALE: 1" = 1'-0"

ACCESSIBLE KITCHEN SINK AT ISLAND



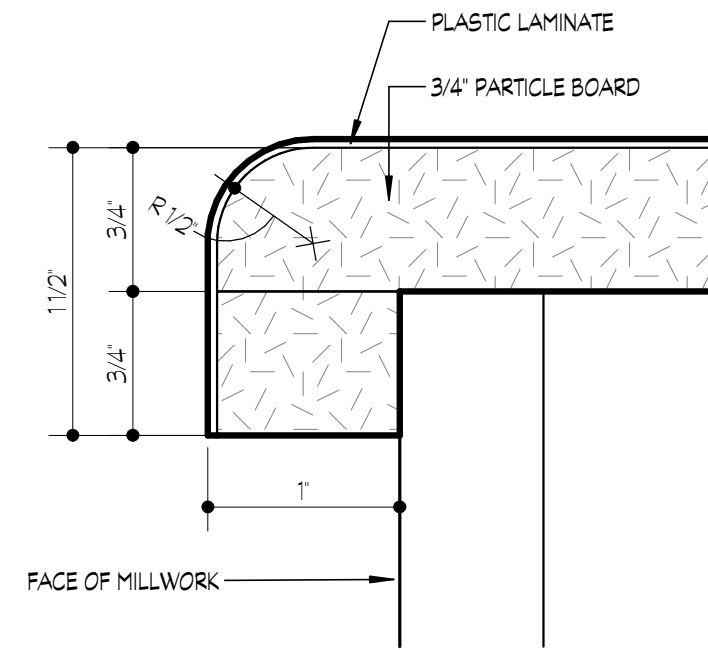
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A.621
SCALE: 1" = 1'-0"

KITCHEN SINK AT ISLAND



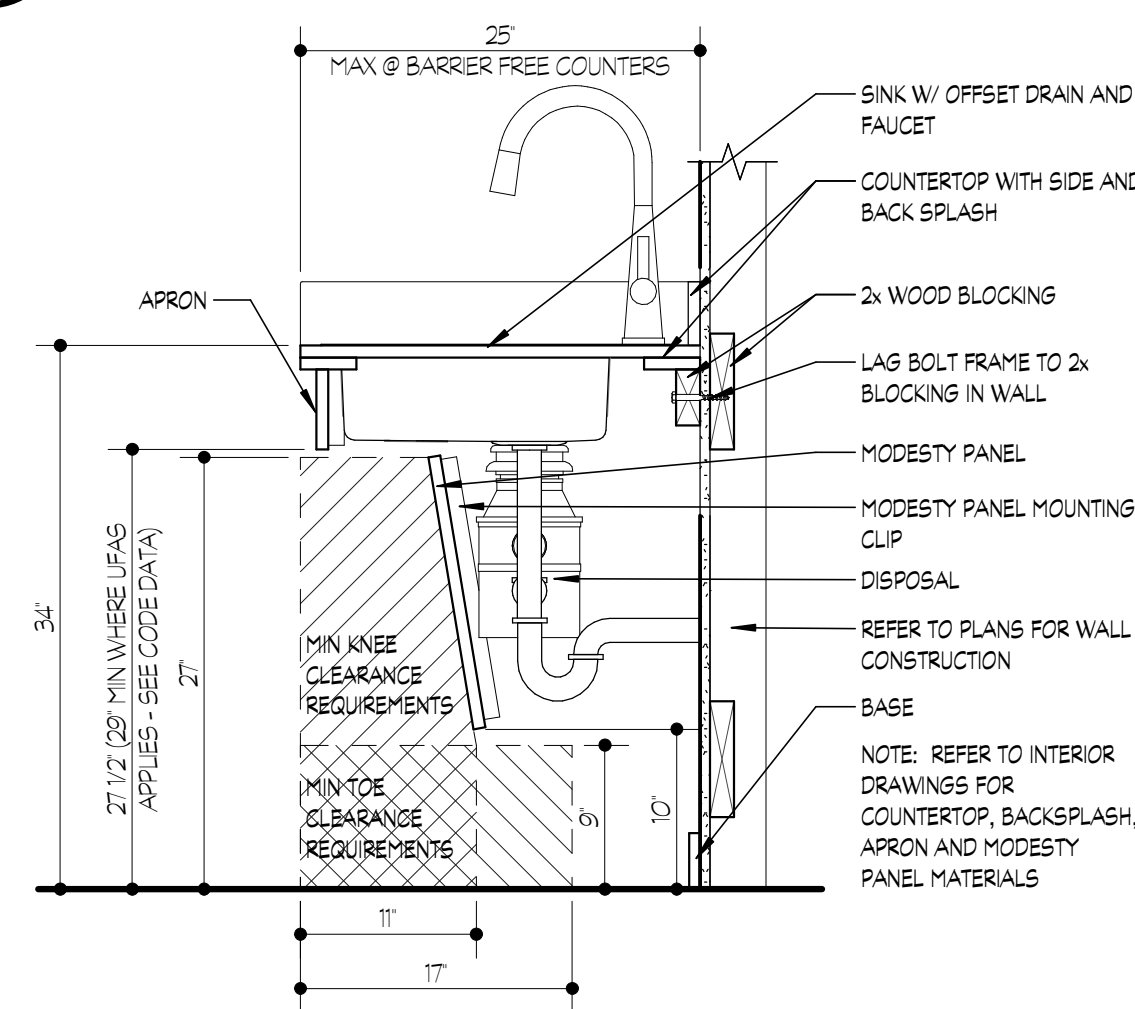
6
A.621
SCALE: 12" = 1'-0"

SOLID SURFACE NOSING



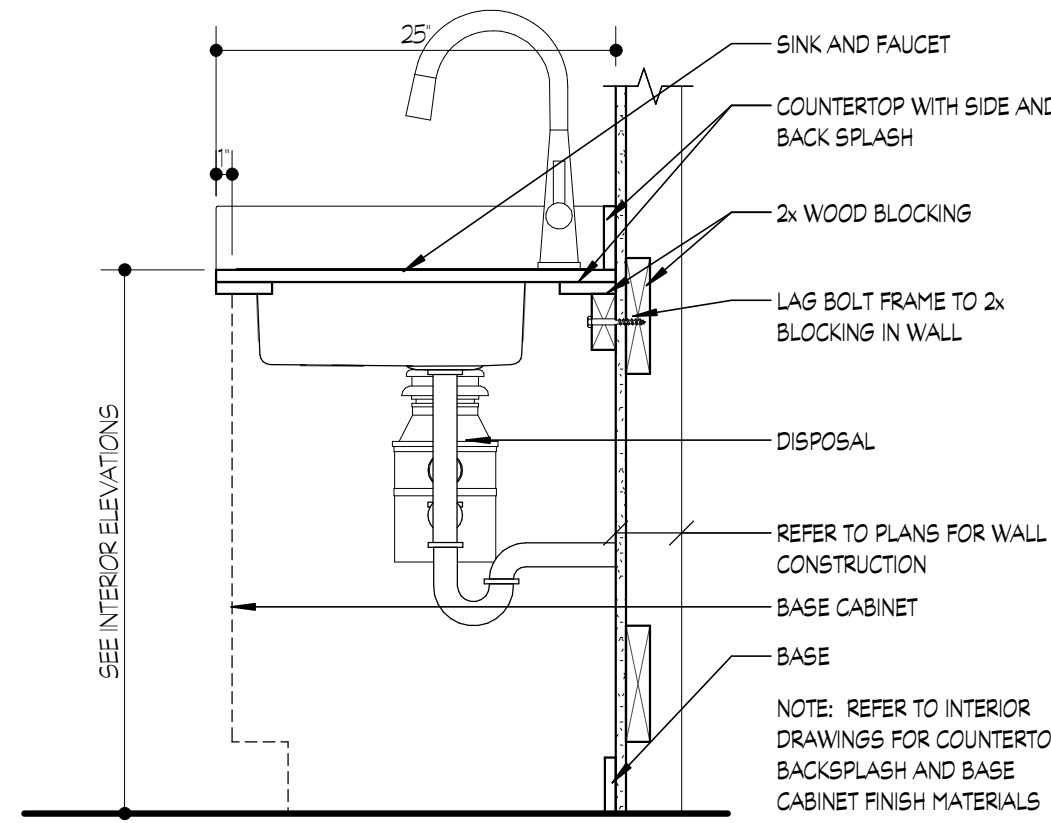
5
A.621
SCALE: 12" = 1'-0"

PLASTIC LAMINATE NOSING



4
A.621
SCALE: 1" = 1'-0"

ACCESSIBLE KITCHEN SINK SECTION



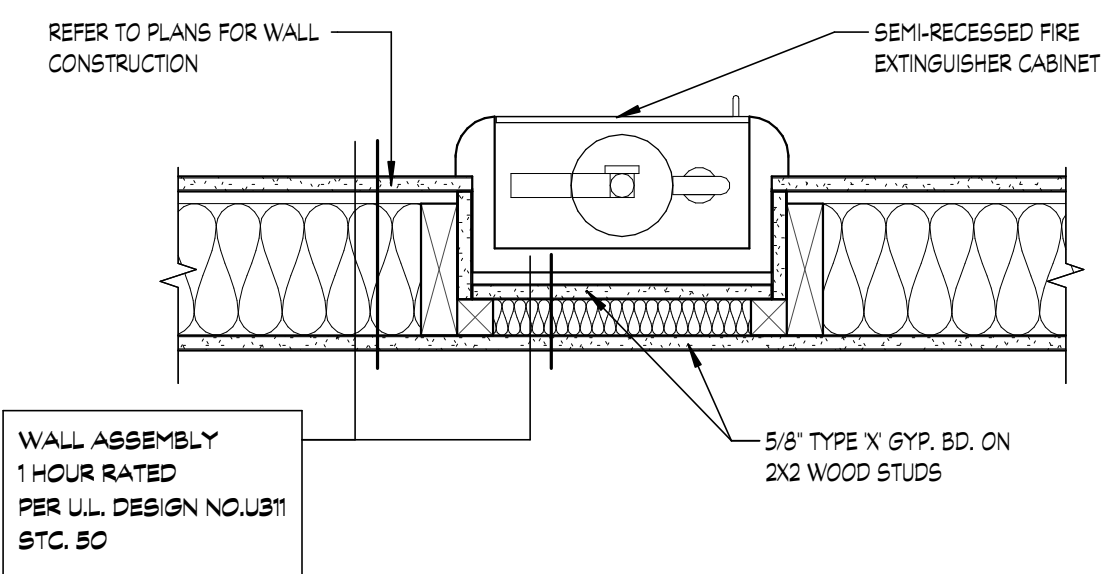
3
A.621
SCALE: 1" = 1'-0"

KITCHEN SINK SECTION

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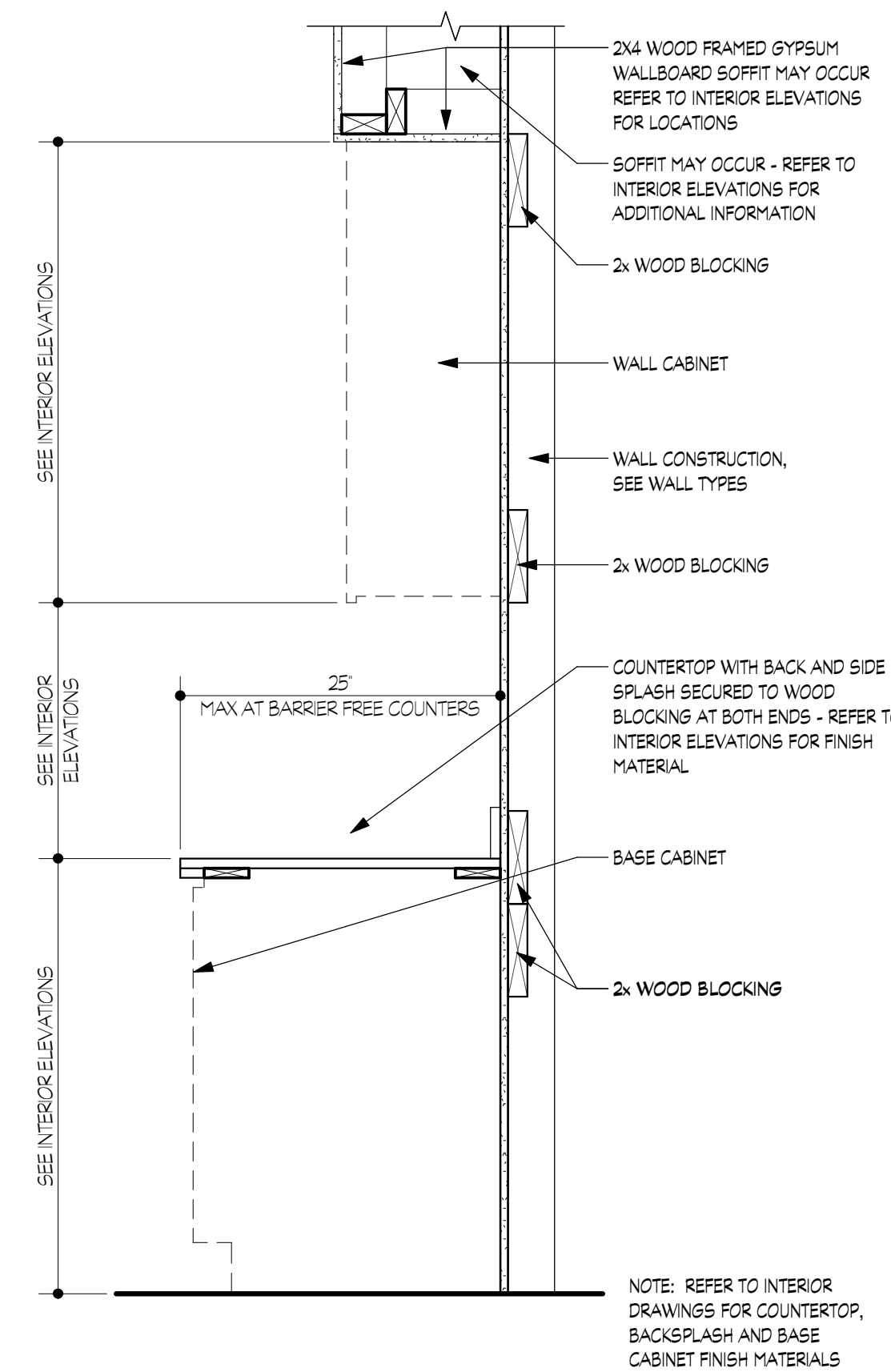
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- SEE DETAIL 3/A.621 FOR TYPICAL NOSING AT PLASTIC LAMINATED COUNTERTOPS.



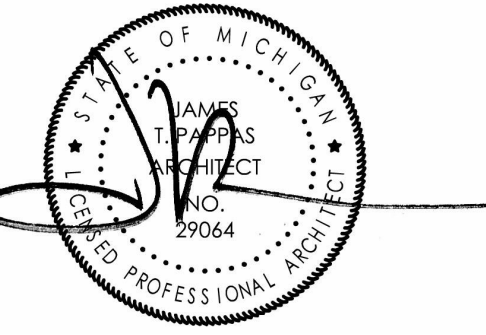
2
A.621
SCALE: 1 1/2" = 1'-0"

FIRE EXTINGUISHER CABINET



1
A.621
SCALE: 1" = 1'-0"

CABINET SECTION



DATE	ISSUE
06.24.2025	BIDS
05.09.2025	PERMITS
DATE	ISSUE

KEY PLAN

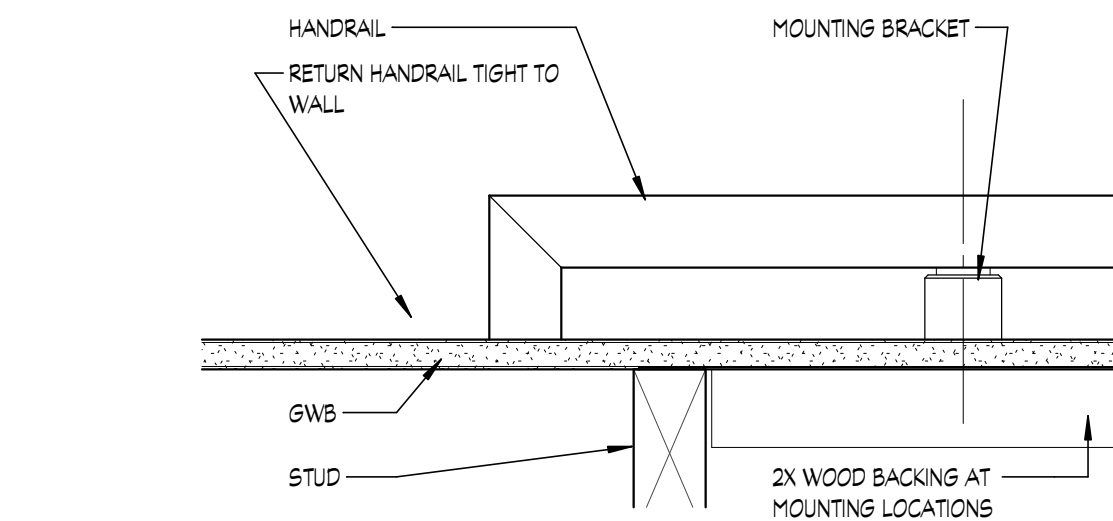
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

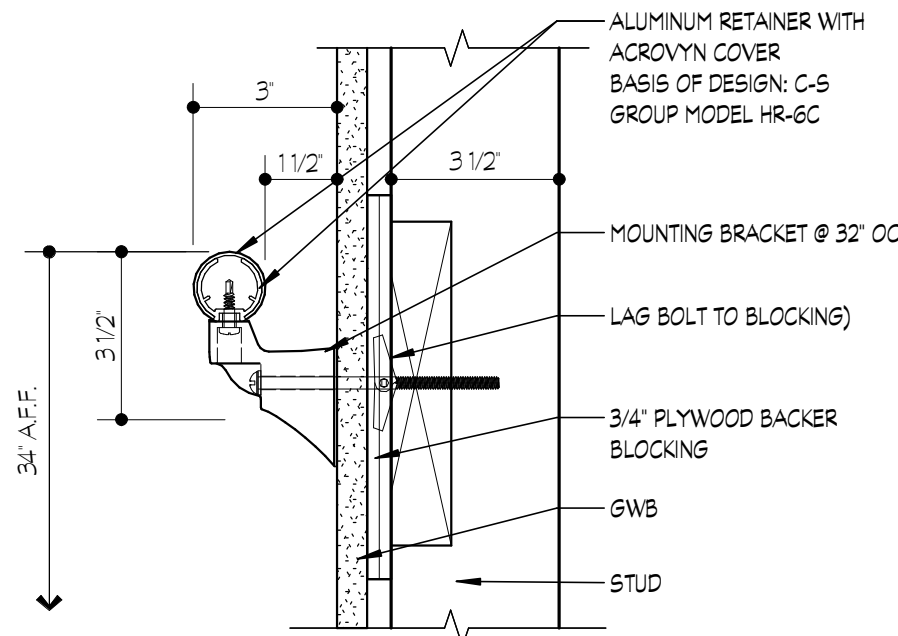
INTERIOR DETAILS

DRAWING NUMBER

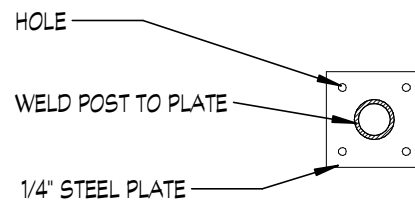
A.621



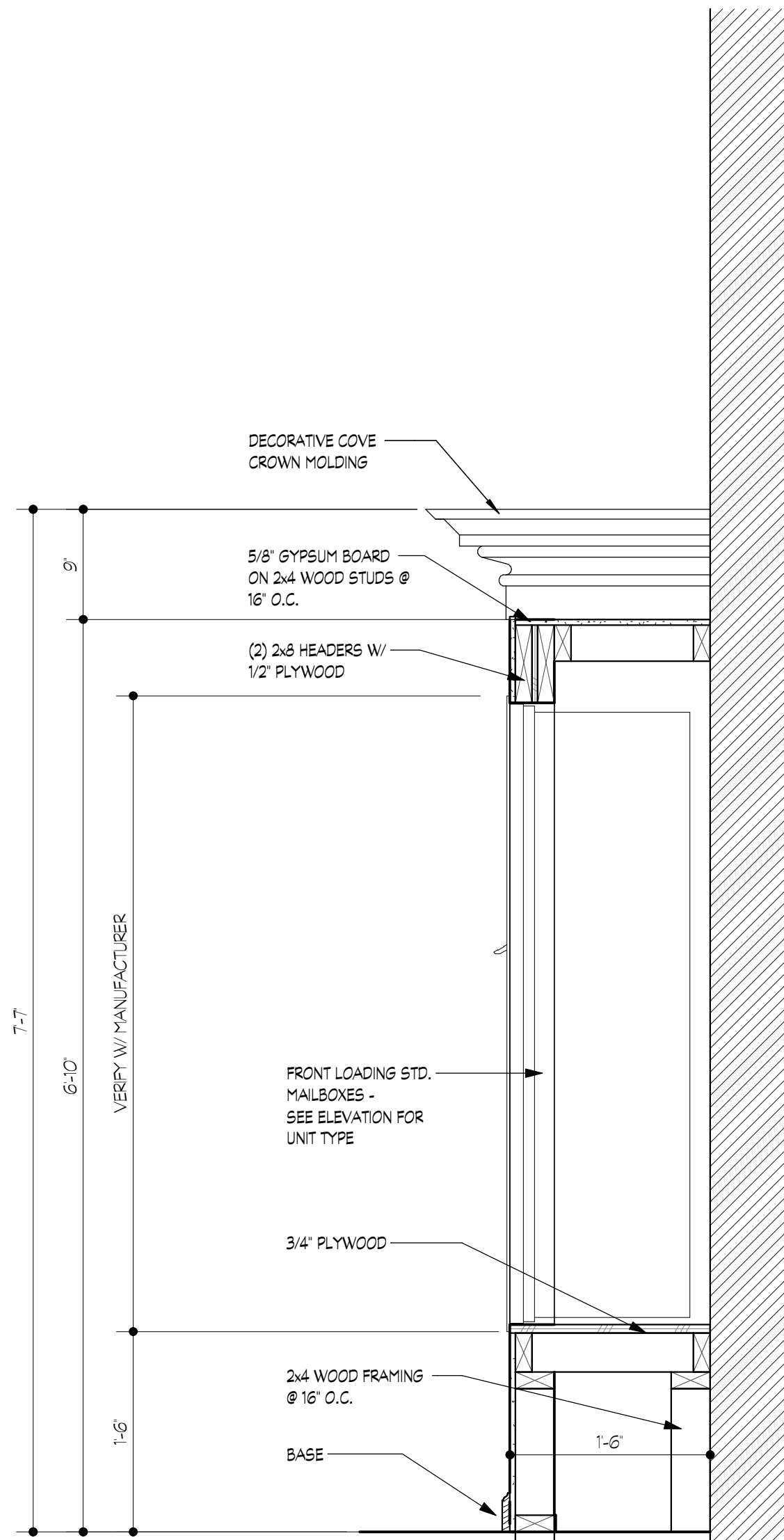
6
A.622
HANDRAIL DETAIL
SCALE: 3" = 1'-0"



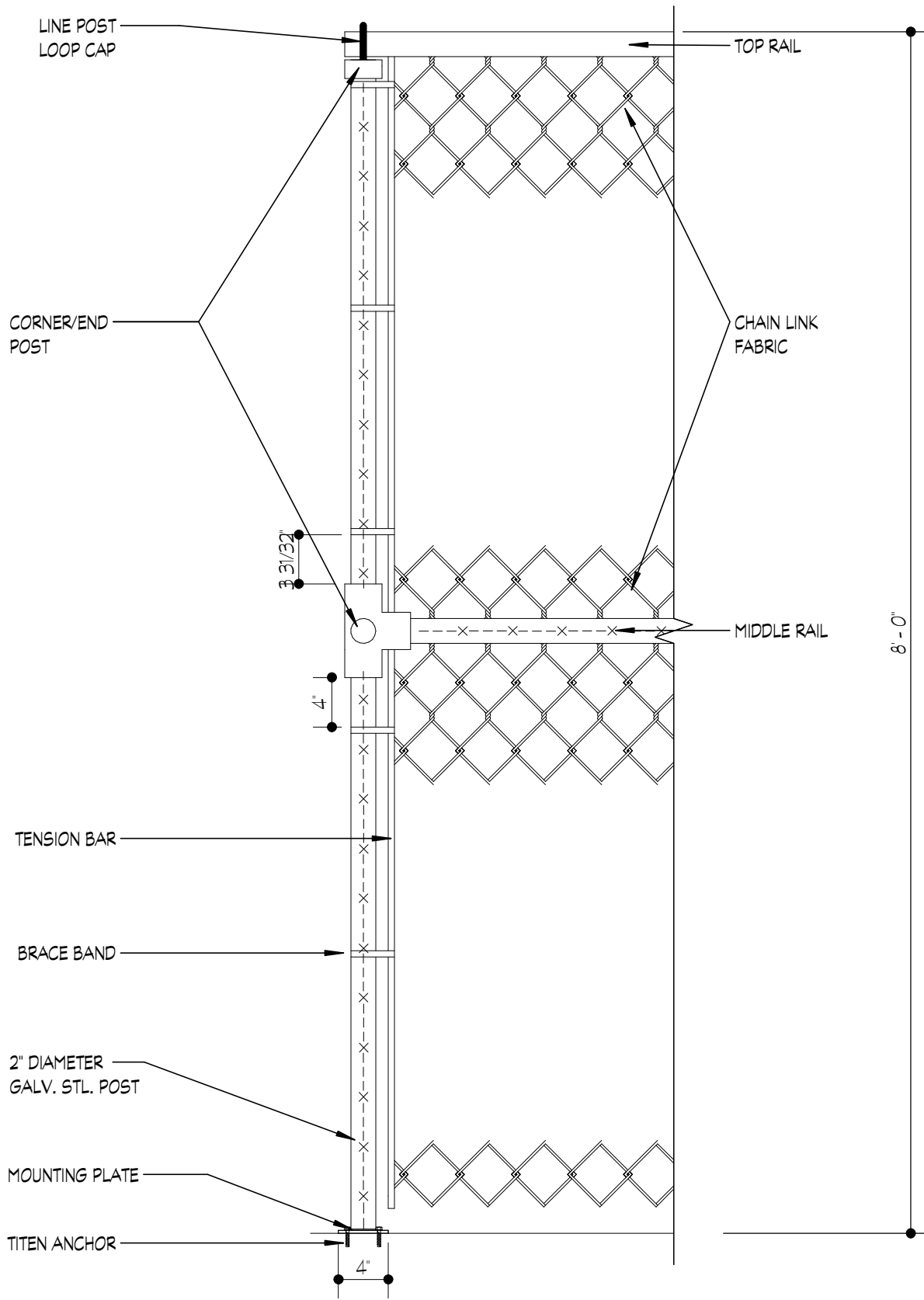
5
A.622
TYPICAL FLOOR HANDRAIL SECTION
SCALE: 3" = 1'-0"



3
A.622
STORAGE LOCKER
PLATE MOUNTING
SCALE: 1" = 1'-0"



4
A.622
U.S.P.S. MAIL BOX SECTION
SCALE: 1" = 1'-0"

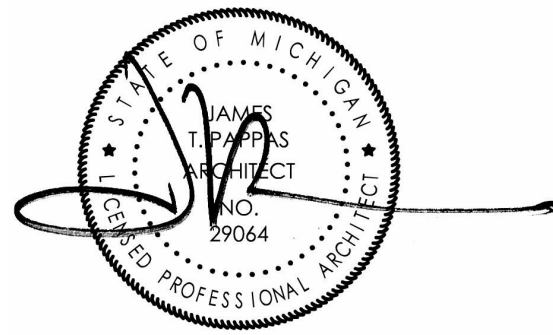


2
A.622
STORAGE LOCKER DETAIL
SCALE: 1" = 1'-0"

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- SEE DETAIL 3/A.621 FOR TYPICAL NOSING AT PLASTIC LAMINATED COUNTERTOPS.



RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

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KEY PLAN

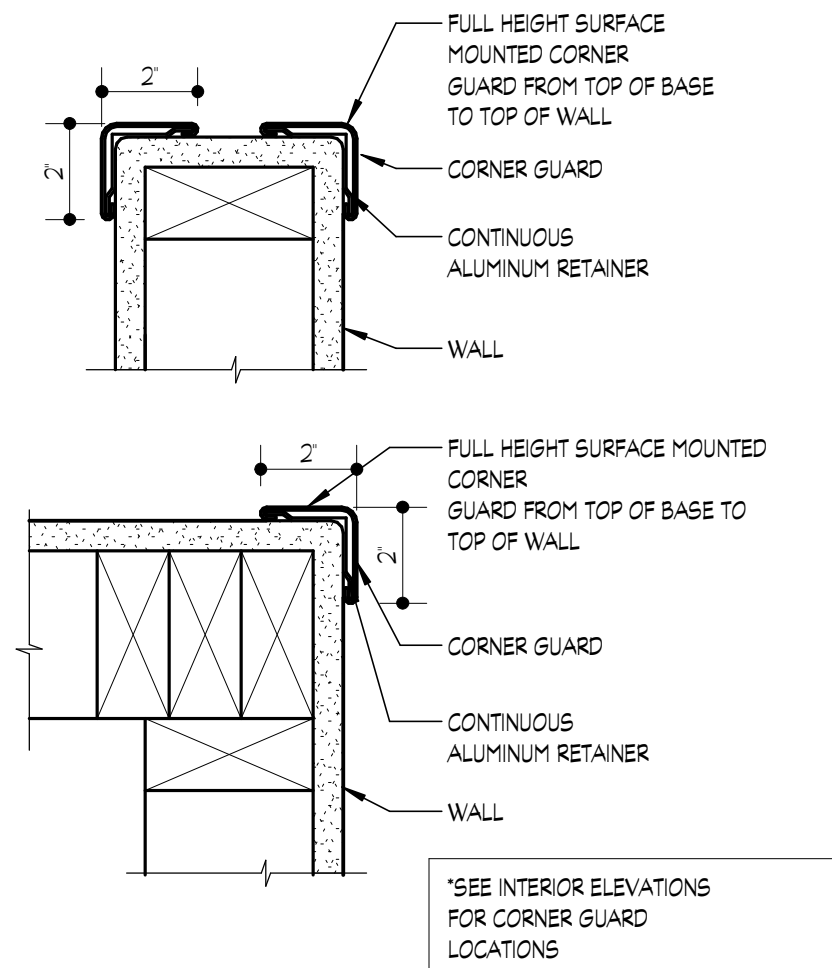
FSP PROJECT NO.
TRC22.064

DRAWING TITLE

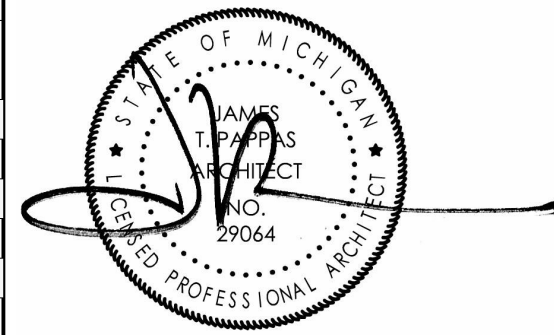
INTERIOR DETAILS

DRAWING NUMBER

A.622



1
A.622
CORNER GUARD
SCALE: 3" = 1'-0"



DOOR SCHEDULE

DOOR OR LITE NO.	DOOR					FRAME							HARDWARE	FIRE RATING	
	SIZE			TYPE	MATL	DETAILS				TYPE	MATL				
	W	H	T			HEAD	JAMB	SILL	SHEET						
UNITS															
1	3'-0"	6'-8"	13/4"	C	HM	8	7		A.712		BB	HM	U1	20 MIN.	
2A	2'-0"	6'-8"	13/4"	A	SCW	12	11		A.712		AA	REDI	U2		
2B	3'-0"	6'-8"	13/4"	A	SCW	12	11		A.712		AA	REDI	U2		
3A	2'-0"	6'-8"	13/4"	A	SCW	12	11		A.712		AA	REDI	U2		
3B	3'-0"	6'-8"	13/4"	A	SCW	12	11		A.712		AA	REDI	U2		
4	2'-0"	6'-8"	13/8"	B	HCW	12	11		A.712		AA	REDI	U3		
5	2'-6"	6'-8"	13/8"	B	HCW	12	11		A.712		AA	REDI	U3		
5L	2'-6"	6'-8"	13/8"	K	SCW	12	11		A.712		AA	REDI	U3		
6	2'-8"	6'-8"	13/8"	B	HCW	12	11		A.712		AA	REDI	U3		
7	(2)	2'-6"	6'-8"	13/8"	B	HCW	12	11		A.712		AA	REDI	U4	
8	(2)	2'-8"	6'-8"	13/8"	B	HCW	12	11		A.712		AA	REDI	U4	
9	(2)	3'-0"	6'-8"	13/8"	B	HCW	12	11		A.712		AA	REDI	U4	
1ST FLOOR															
100A	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
100A.1	3'-0"	6'-8"	13/4"	E	HM	3,6	2,5	15	A.712		DD	HM	O4	-	
100B	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
100B.1	3'-0"	6'-8"	13/4"	E	HM	3,6	2,5	15	A.712		DD	HM	O4	-	
100C	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
100C.1	3'-0"	6'-8"	13/4"	E	HM	3,6	2,5	4, 15	A.712		DD	HM	O4	-	
101A	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
101B	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
101C	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
101D	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
101E	3'-0"	6'-8"	13/4"	DD	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
102	3'-0"	6'-8"	13/4"	F	HM	3,6	2,5	1,4	A.712		EE	HM	O6	60 MIN.	
102A	3'-0"	7'-0"	17/8"	L	METAL	3	3		A.713				BY DOOR MANUF.	-	
103	3'-0"	6'-8"	13/4"	G	SCW	12	11	-	A.712		AA	REDI	O5		
112A	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O7	20 MIN.	
112B	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O7	20 MIN.	
114A	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O3	20 MIN.	
114B	(2)	3'-0"	7'-0"	13/4"	J	HM	6	5	4	A.713		GG	HM	18	-
115	(2)	3'-0"	6'-8"	13/4"	D	HM	8	7	-	A.712		BB	HM	O9	
116		3'-0"	6'-8"	13/4"	EE	HM	8	7	-	A.712		BB	HM	O7	60 MIN.
117A		3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	13	20 MIN.
117B		3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	10	20 MIN.
118A		3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O3	45 MIN
118B		6'-0"	4'-0"		H	METAL	1	2	1	A.713		-	-	BY DOOR MANUF.	45 MIN
122		3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O8	20 MIN.
2ND FLOOR															
101E	3'-10"	7'-0"	17/8"	L	METAL	3	3		A.713				BY DOOR MANUF.	-	
200A	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
200B	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
200C	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
201A	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
201B	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
201C	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
201D	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
201E	3'-10"	7'-0"	17/8"	L	METAL	3	3		A.713				BY DOOR MANUF.	-	
202	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	11	20 MIN.	
203	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	11	20 MIN.	
204	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	12	20 MIN.	
213	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O3	20 MIN.	
223A	3'-0"	7'-0"	13/4"	G	SCW	EX.	EX.	EX.	-		HH	EX	O6		
223B	3'-0"	6'-11 1/2"	13/4"	A	SCW	EX.	EX.	EX.	-		CC	EX	16		
223C	3'-0"	6'-8"	13/4"	A	SCW	12	11		A.712		AA	REDI	O3	20 MIN.	
3RD FLOOR															
300A	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
300B	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
300C	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
301A	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
301B	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
301C	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
301D	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
302	3'-0"	6'-8"	13/4"	G	SCW	12,14	11,13		A.712		FF	REDI	O3	20 MIN.	
313	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O3	20 MIN.	
314	3'-0"	6'-8"	13/4"	G	SCW	12	11	-	A.712		BB	REDI	O3	20 MIN.	
4TH FLOOR															
400A	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
400B	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
400C	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
401A	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		BB	REDI	O2	20 MIN.	
401B	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		BB	REDI	O2	20 MIN.	
401C	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		BB	REDI	O2	20 MIN.	
401D	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		BB	REDI	O2	20 MIN.	
402	3'-0"	6'-8"	13/4"	G	SCW	12,14	11,13		A.712		FF	REDI	O3	20 MIN.	
413	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O3	20 MIN.	
414	3'-0"	6'-8"	13/4"	G	SCW	8	7	-	A.712		BB	REDI	O3	20 MIN.	
5TH FLOOR															
500A	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
500B	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
500C	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O1	90 MIN	
501A	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
501B	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
501C	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
501D	3'-0"	6'-8"	13/4"	A	SCW	12	11	-	A.712		AA	REDI	O2	20 MIN.	
502	3'-0"	6'-8"	13/4"	G	SCW	12,14	11,13		A.712		FF	REDI	O3	20 MIN.	
503	3'-0"	6'-8"	13/4"	C	HM	3	2	1	A.712		BB	HM	17	20 MIN.	
515	3'-0"	6'-8"	13/4"	C	HM	8	7	-	A.712		BB	HM	O3	20 MIN.	
516	3'-0"	6'-8"	13/4"	G	SCW	12	11	-	A.712		BB	REDI	O3	20 MIN.	
ROOF															
600B	3'-0"	6'-8"	13/4"	J	HM	8	7	-	A.712		BB	HM		90 MIN	

ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM EGRESS SIDE WITHOUT KEY OR SPECIAL KNOWLEDGE.
ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE THICK GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE.
NO PROTRUDING HARDWARE ON DOOR SURFACE SHALL BE INSTALLED LESSER THAN 34" ABOVE FLOOR.
ALL THRESHOLD MAXIMUM HEIGHTS SHALL: NOT EXCEED 1/2 INCH IN HEIGHT-WHERE A CHANGE IN ELEVATION AT RAISED THRESHOLDS AND FLOOR LEVELS
BETWEEN 1/4 INCH AND 1/2 INCH-A BEVEL SHALL BE REQUIRED NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL.
G.O. TO CONFIRM HAND OF ALL DOORS.
WEATHERSTRIPPING ON ALL EXTERIOR DOORS.
G.O. TO COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
MODIFY EXISTING OPENING TO ACCOMMODATE NEW DOOR AND FRAME.
DOOR OPENING FORCE FOR PUSHING AND PULLING OPEN: INTERIOR SWINGING EGRESS DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LBS.
OTHER SWING DOORS AS WELL AS SLIDING DOORS AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO 15 LB FORCE.
ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM EGRESS SIDE WITHOUT KEY OR SPECIAL KNOWLEDGE.

1. ALL EXTERIOR DOORS SHALL HAVE WEATHER STRIPPING, THRESHOLDS, INSULATED SAFETY GLAZING, ETC. FOR A COMPLETE WEATHERIGHT INSULATION.
2. ALL NON-RATED INTERIOR DOOR GLAZING SHALL BE SAFETY GLAZING
3. ALL FIRE RATED DOORS, SIDELITES AND FIXED LIGHTS SHALL BE FIRE PROTECTED OR FIRE RESISTANT SAFETY GLAZING AS REQUIRED. **DO NOT USE WIRE GLASS.**
4. VERIFY PUSH BUTTON LOCATIONS FOR POWER ASSISTED DOORS AND INTEGRATION OF ACTUATOR HARDWARE
5. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 MICHIGAN BUILDING CODE, CHAPTER 24 GLASS AND GLAZING
6. COORDINATE OWNER'S SECURITY SYSTEM WITH DOOR HARDWARE.
7. PROVIDE SEALANT AT JOINTS BETWEEN DOOR FRAMES AND PARTITIONS.
8. PROVIDE FRAME ANCHORS TO ACCOMMODATE PARTITION TYPES AND REQUIREMENTS FOR FIRE RATING, INSTALL MINIMUM OF THREE ANCHORS PER JAMB AT EQUAL INTERVALS.
9. INTERIOR AND EXTERIOR METAL DOOR AND FRAME COLORS SHALL MATCH ADJACENT WALL COLORS AS SELECTED BY ARCHITECT.
10. GLAZING AT ALL EXTERIOR DOORS, SIDELITES AND FIXED LITES MUST BE INSULATED SAFETY GLAZING.
11. INTERIOR GLAZING AT FIRE RATED DOORS, SIDELITES AND FIXED LITES MUST BE FIRE RATED SAFETY GLASS.
12. INTERIOR GLAZING AT NON-RATED FIRE DOORS, SIDELITES AND FIXED LITES MUST BE SAFETY GLASS.
13. GLAZING AT EXTERIOR DOORS AND SIDELITES SHALL BE INSULATED LAMINATED SAFETY GLAZING.

Architectural drawings of the front entry door and window. The left drawing shows a front elevation of a door with a transom and side windows, labeled "EXISTING - V.I.F." and "NEW MULLIONS GLAZING". The right drawing shows a side elevation of the door, labeled "EXISTING WOOD FRAME (FRONT ENTRY)" and "INSULATED HOLLOW METAL". Both drawings include dimensions for door width, door height, and transom height.

FRAME TYPES

$$M^0 = 1.07$$

DOOR HEIGHT V.I.F.

DOOR WIDTH

2'-0"

2'

2'

2'

EE INSULATED HOLLOW METAL W/ GLAZING

FF REDI FRAME W/GLAZING

2'

2'-0"

DOOR WIDTH

2'

2'

DD HOLLOW METAL

DOOR HEIGHT V.I.F.

2'

2'

EXISTING V.I.F.

EXISTING - V.I.F.

DOOR WIDTH

2'

2'

CC EXISTING WOOD FRAME REPAIR AND REFINISH EXISTING WOOD FRAME, REPLACE ALL GLAZING WITH NEW

DOOR HEIGHT V.I.F.

2'-0"

DOOR WIDTH

2'

BB HOLLOW METAL

PER MANUF.

DOOR HEIGHT V.I.F.

PER MANUF.

DOOR WIDTH

PER MANUF.

AA REDI FRAME

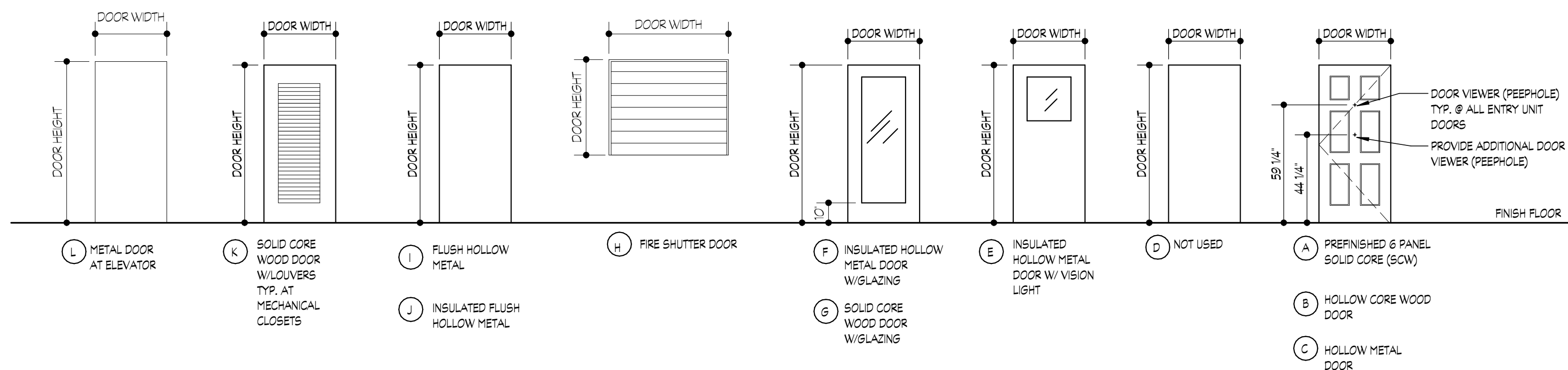
FINISH FLOOR

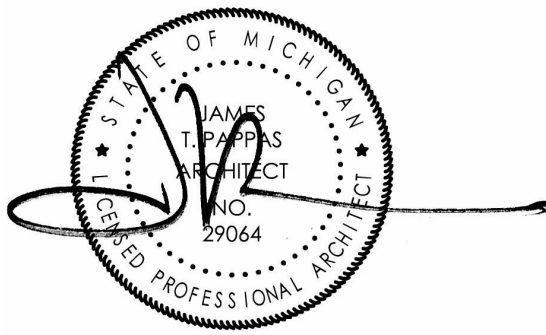
FRAME TYPES

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342	343

DOOR TYPES

1000000





RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

MICHIGAN
DETROIT

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC222064

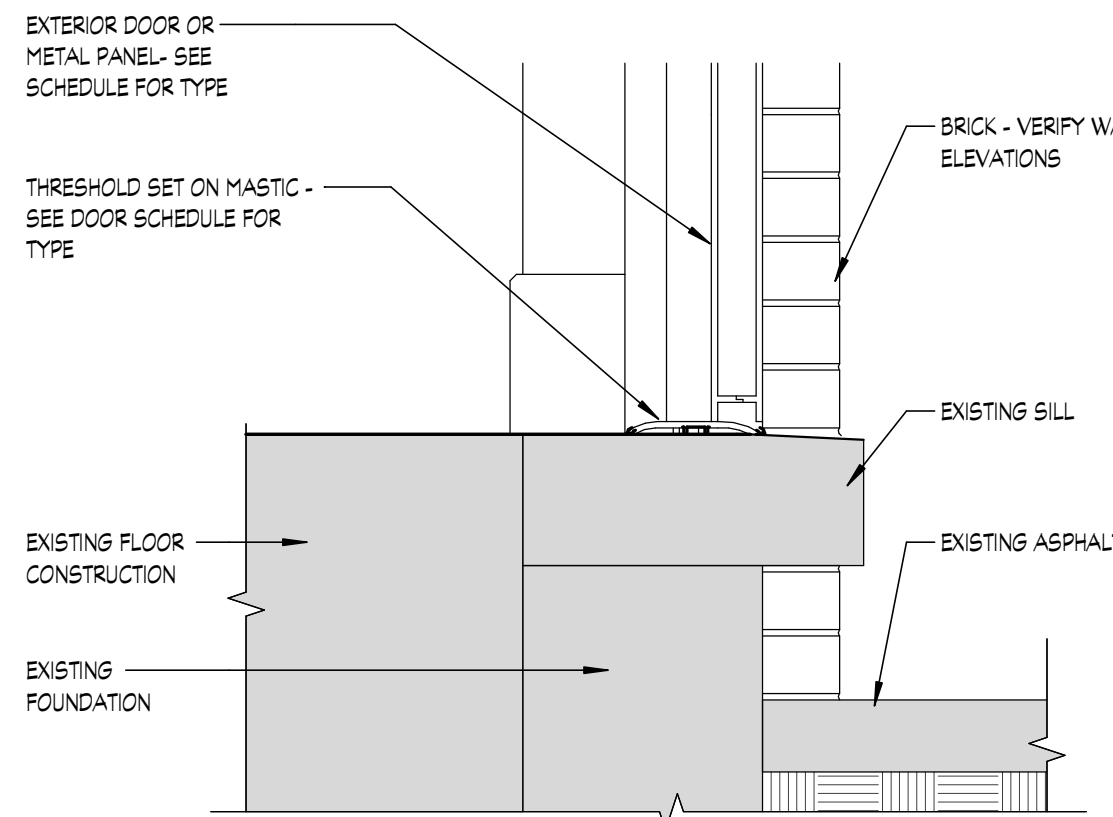
DRAWING TITLE

DOOR DETAILS

DRAWING NUMBER

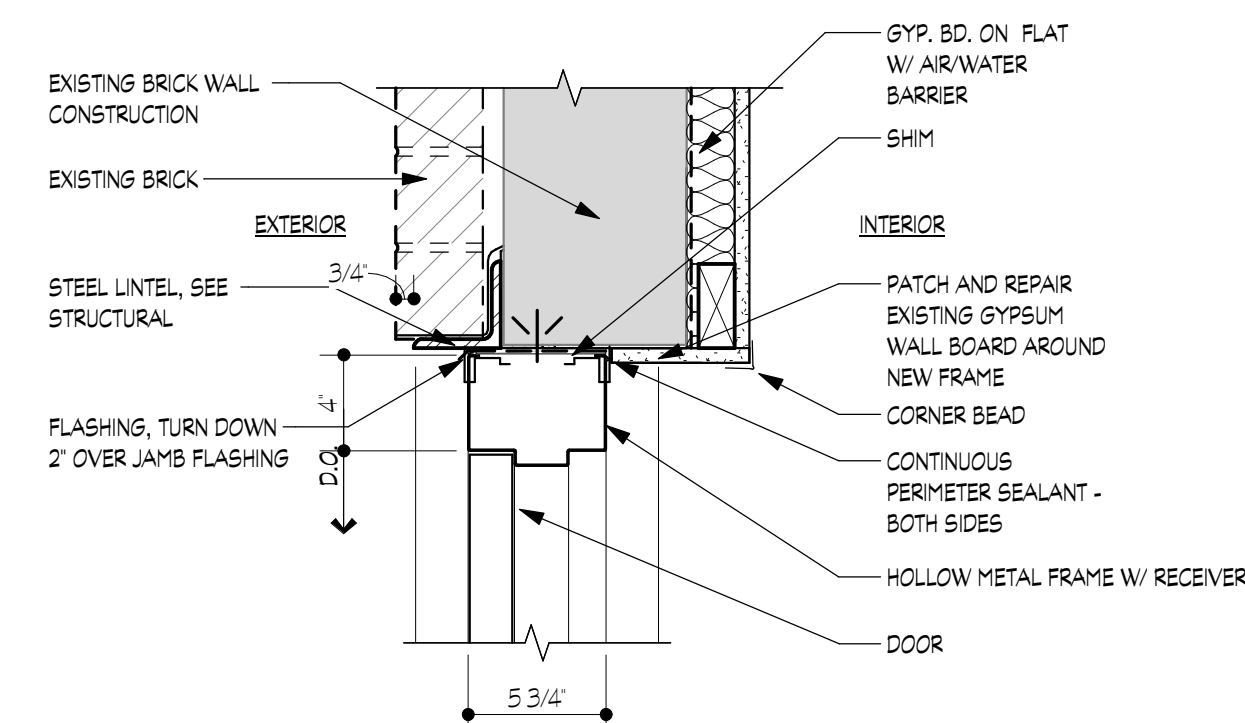
A.712

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



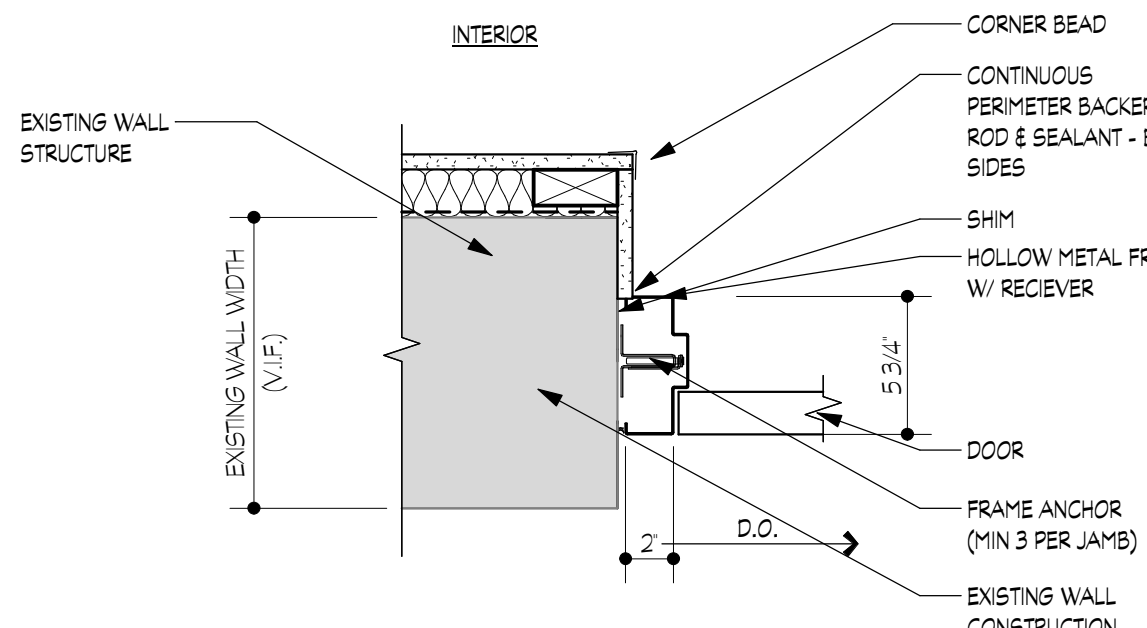
15
A.712
SCALE: 1 1/2" = 1'-0"

HOLLOW METAL FRAME - SILL - EXTERIOR
BRICK @ STAIR DOORS



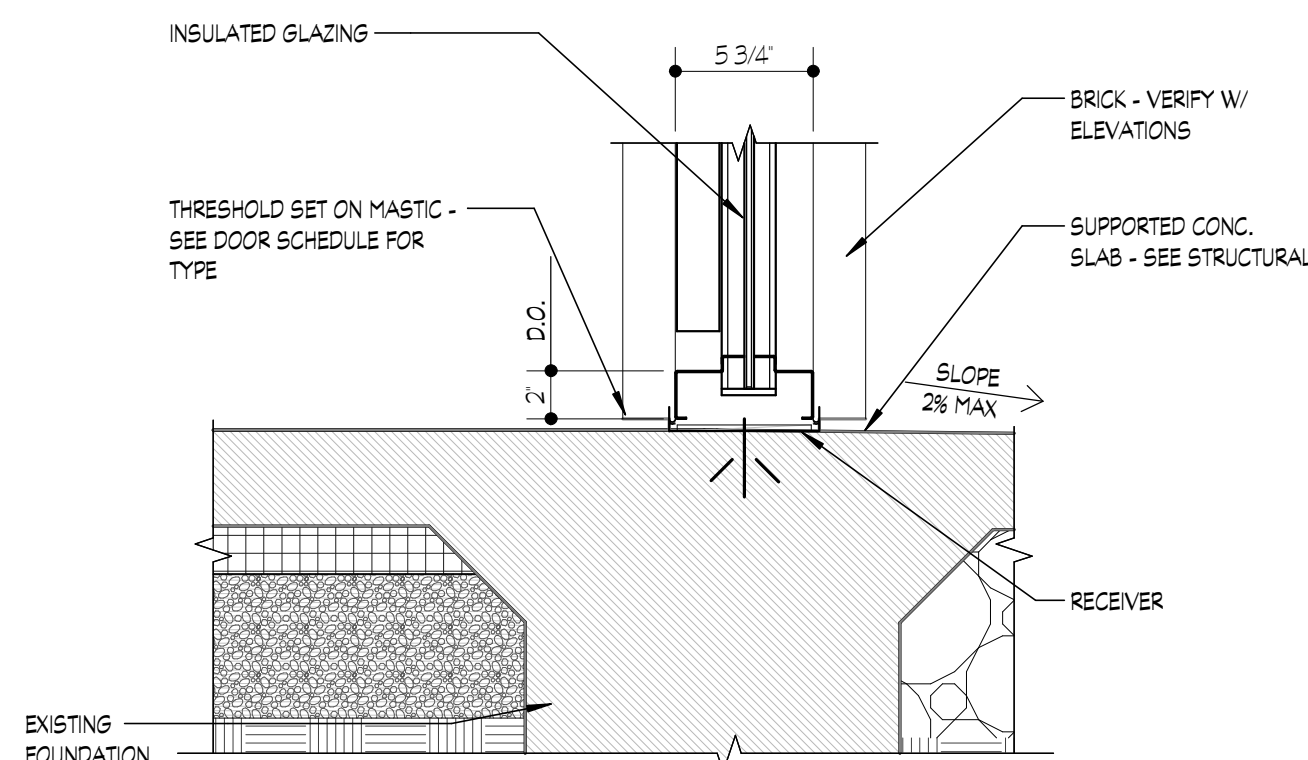
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SCALE: 1 1/2" = 1'-0"

HOLLOW METAL GLAZING/METAL PANEL
HEAD - EXISTING WALL



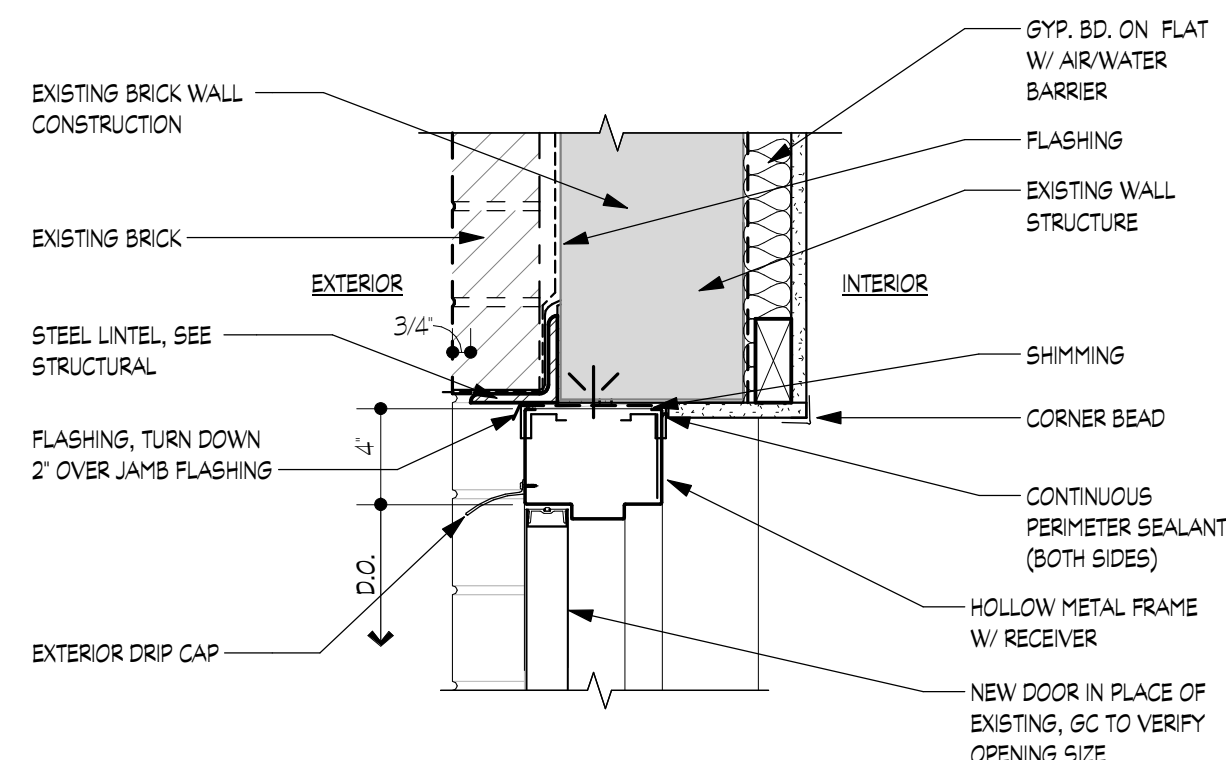
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HOLLOW METAL JAMB AT METAL
PANEL/GLAZING - EXISTING WALL



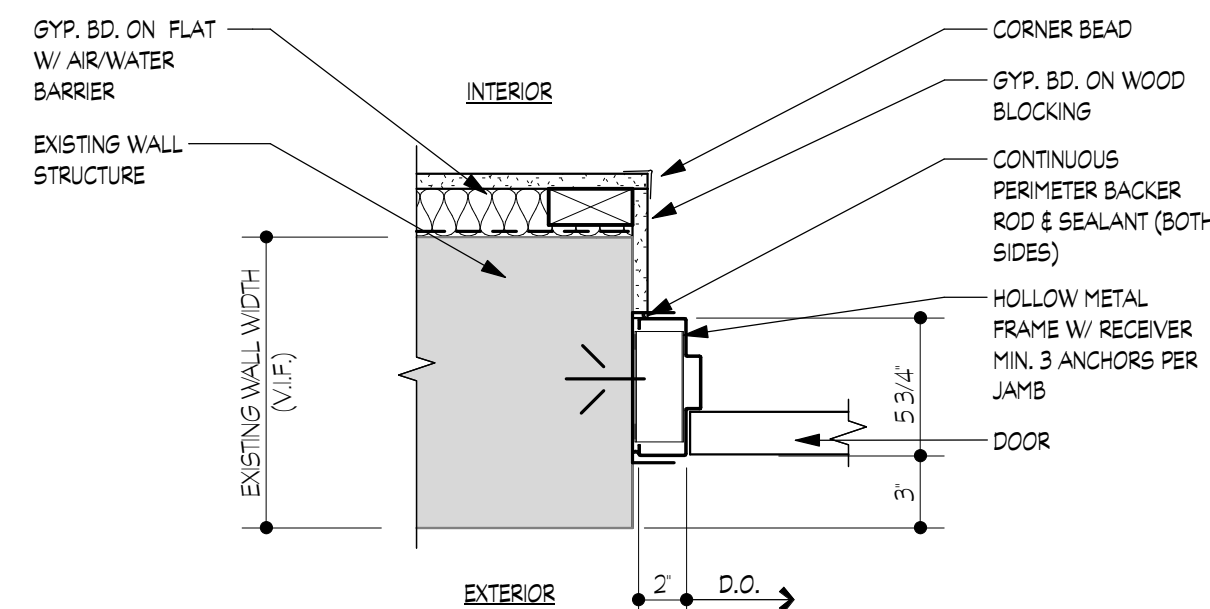
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HOLLOW METAL GLAZING/METAL
PANEL SILL - EXISTING WALL



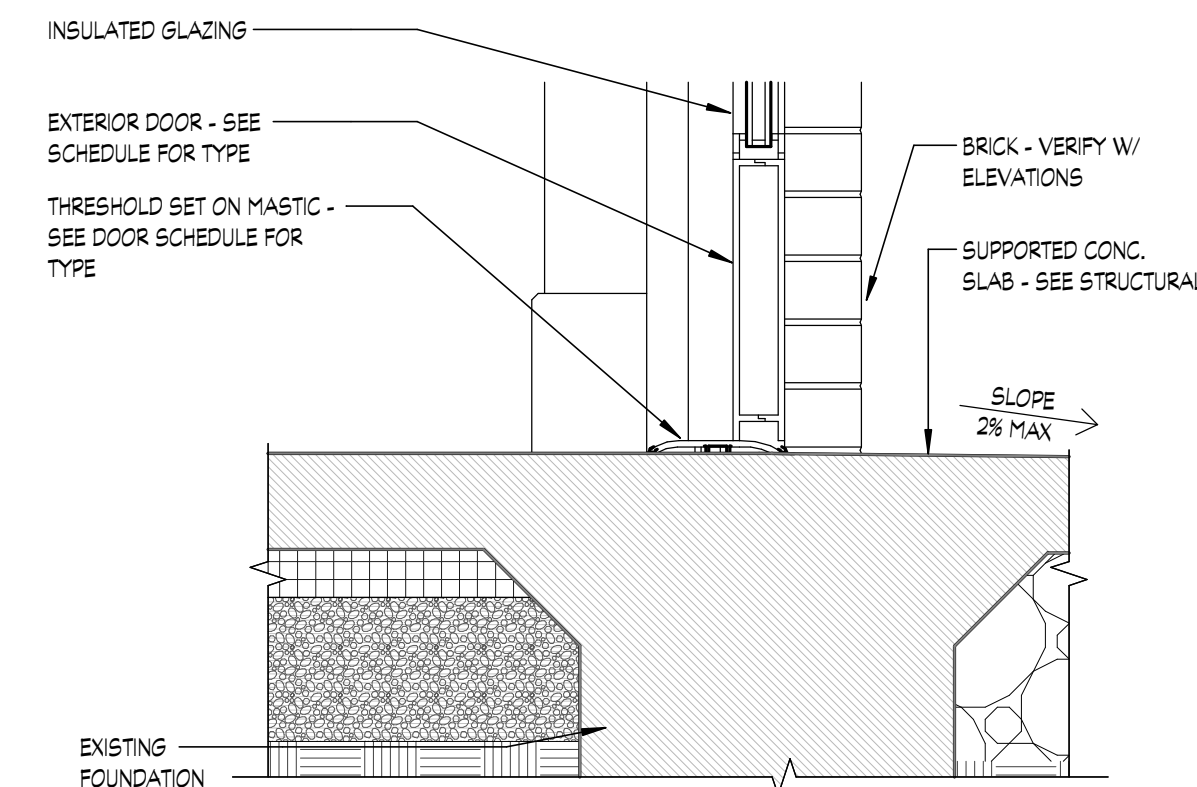
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A.712
SCALE: 1 1/2" = 1'-0"

HOLLOW METAL FRAME - DOOR
HEAD - EXTERIOR BRICK



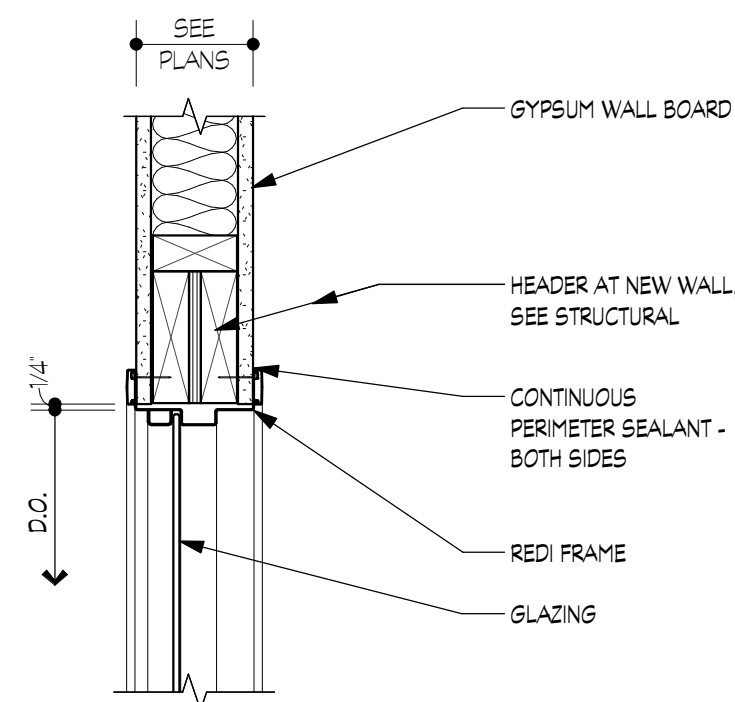
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A.712
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HOLLOW METAL FRAME - DOOR
JAMB - EXTERIOR BRICK



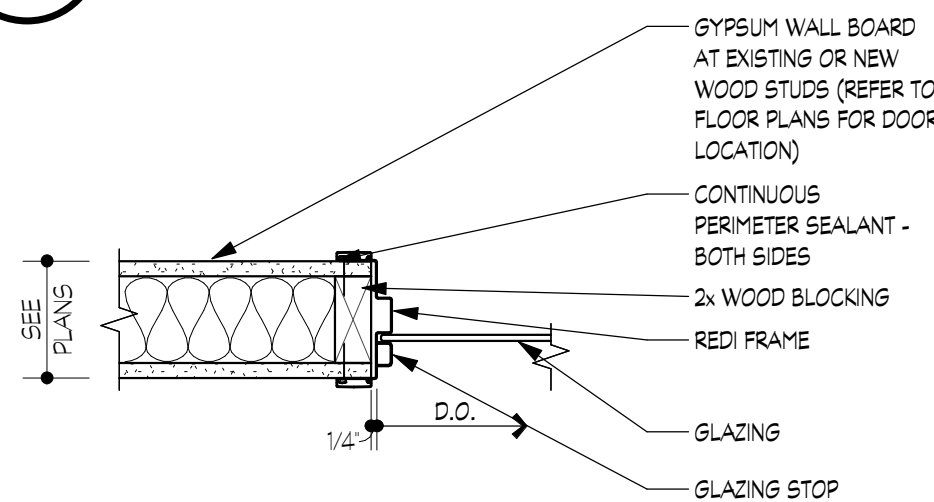
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A.712
SCALE: 1 1/2" = 1'-0"

HOLLOW METAL FRAME - SILL -
EXTERIOR BRICK



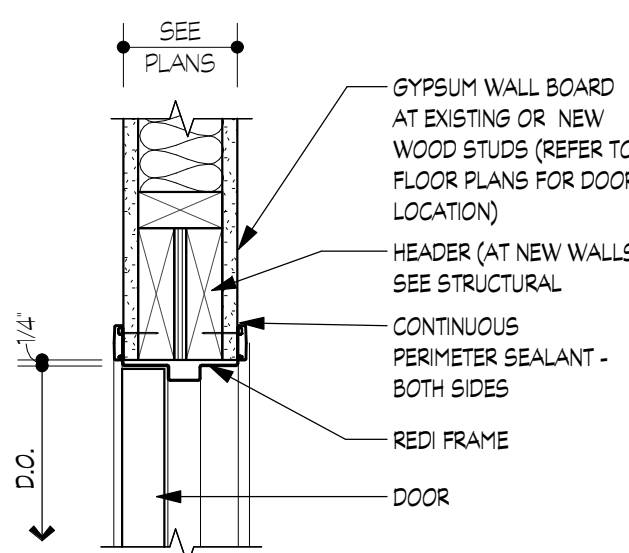
14
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REDI FRAME GLAZING
HEAD



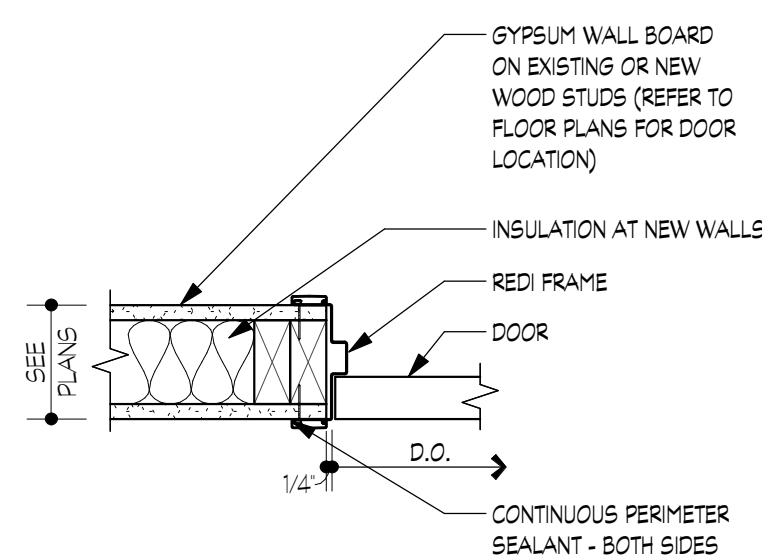
13
A.712
SCALE: 1 1/2" = 1'-0"

REDI FRAME GLAZING
JAMB



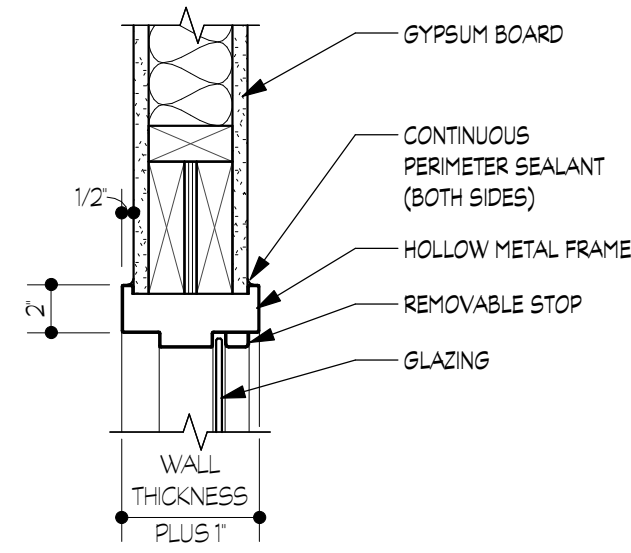
12
A.712
SCALE: 1 1/2" = 1'-0"

REDI FRAME - DOOR HEAD



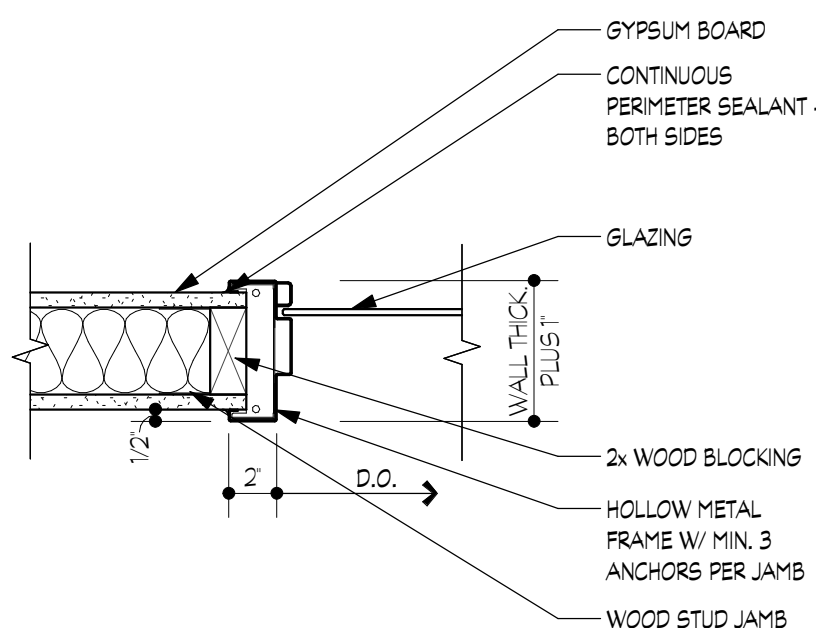
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SCALE: 1 1/2" = 1'-0"

REDI FRAME - DOOR JAMB



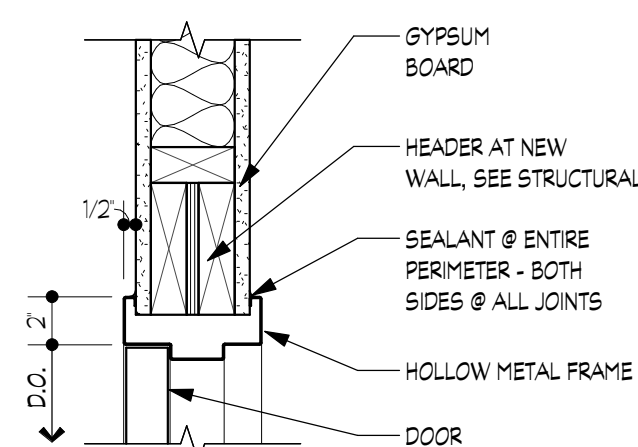
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A.712
SCALE: 1 1/2" = 1'-0"

HOLLOW METAL
HEAD SIDELIGHT



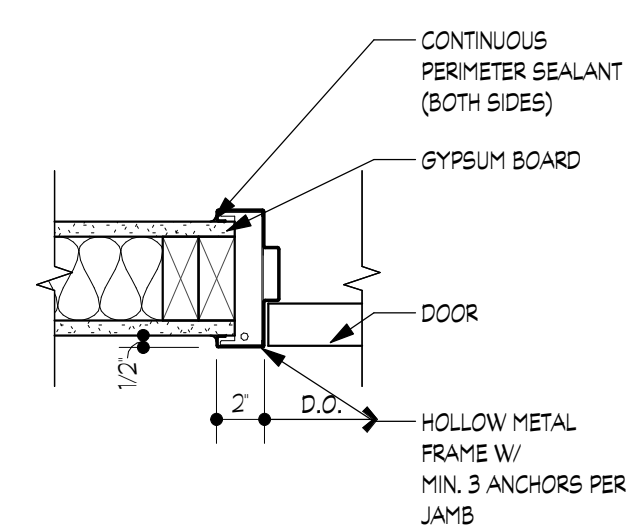
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A.712
SCALE: 1 1/2" = 1'-0"

HOLLOW METAL JAMB
GLAZING



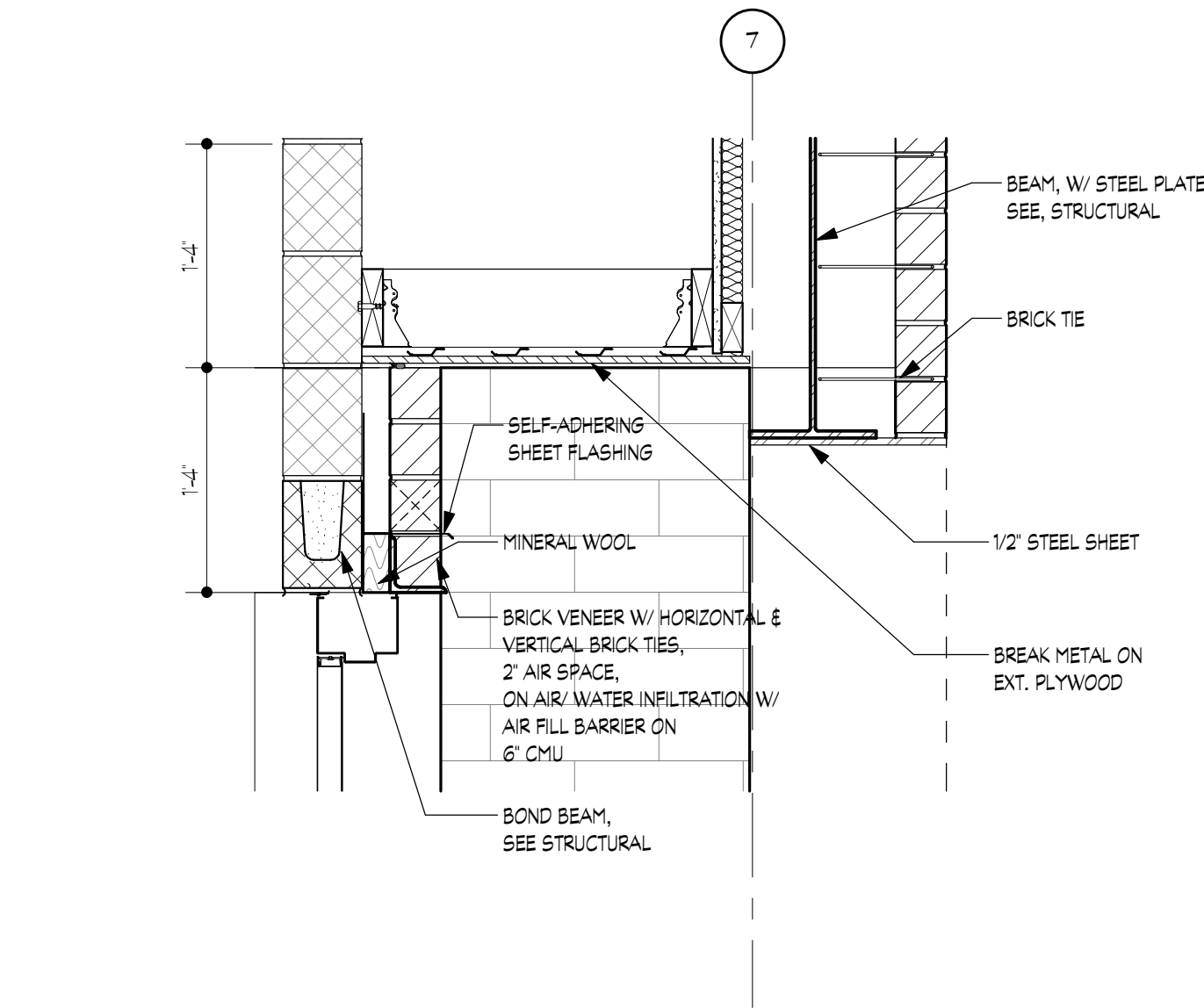
8
A.712
SCALE: 1 1/2" = 1'-0"

HOLLOW METAL HEAD

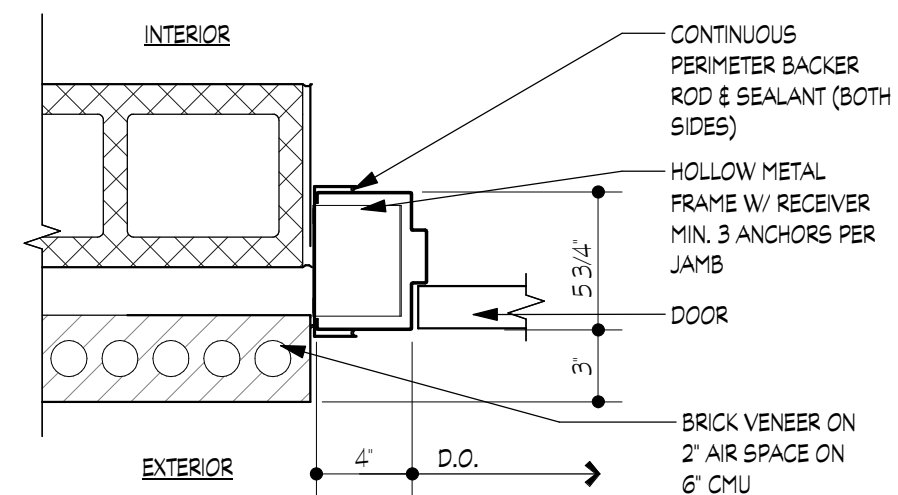


7
A.712
SCALE: 1 1/2" = 1'-0"

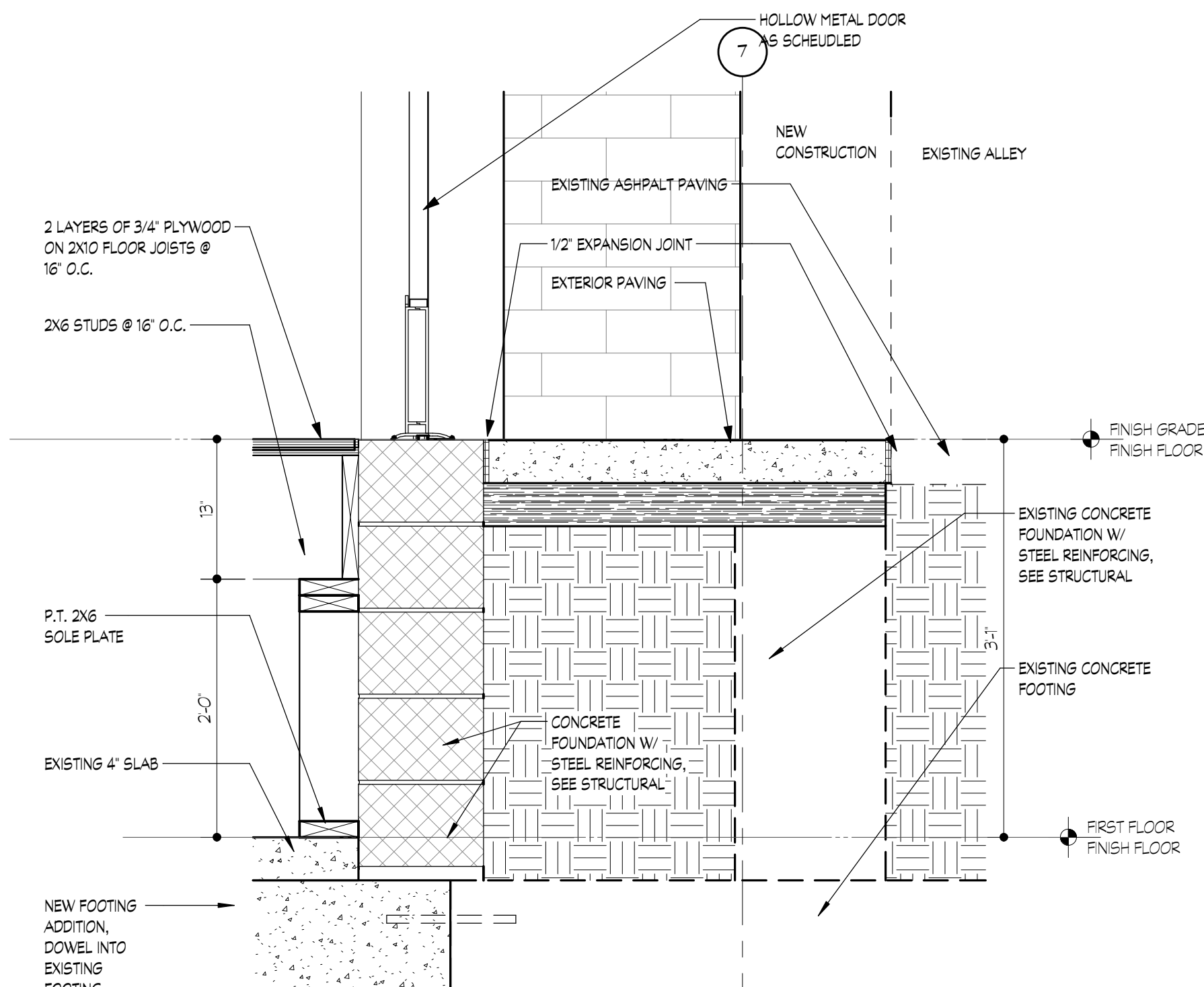
HOLLOW METAL
FRAME - DOOR JAMB



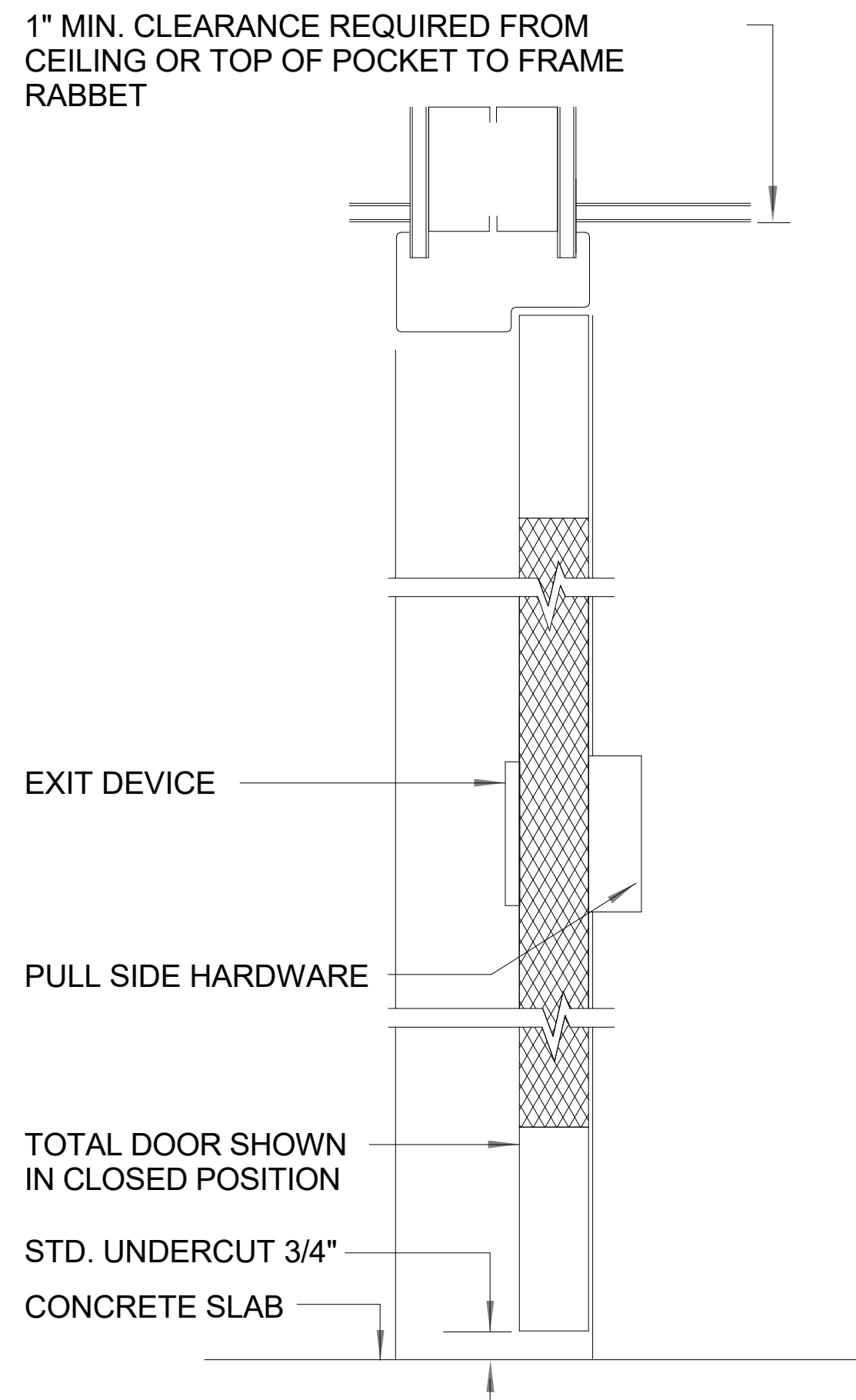
HOLLOW METAL HEAD DETAIL AT NEW WALL (TRASH ROOM)
 6 A.713 SCALE: 1" = 1'-0"



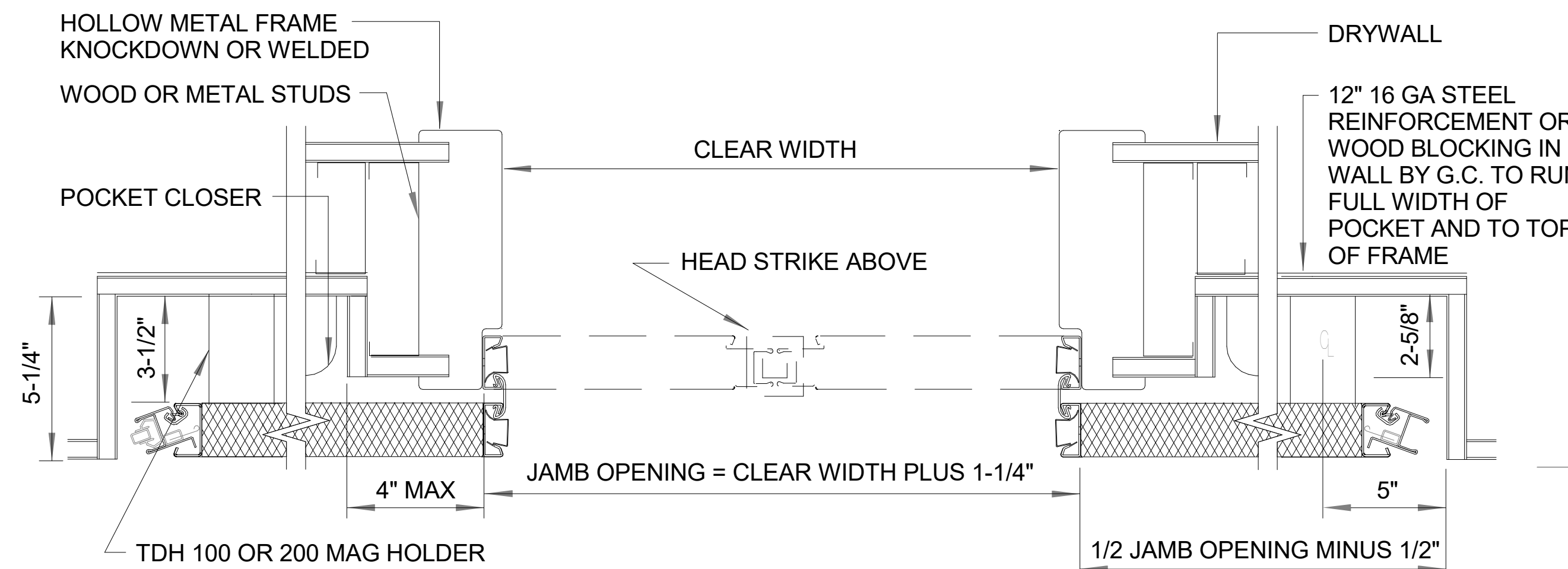
HOLLOW METAL JAMB DETAIL AT NEW WALL (TRASH ROOM)
 5 A.713 SCALE: 1 1/2" = 1'-0"



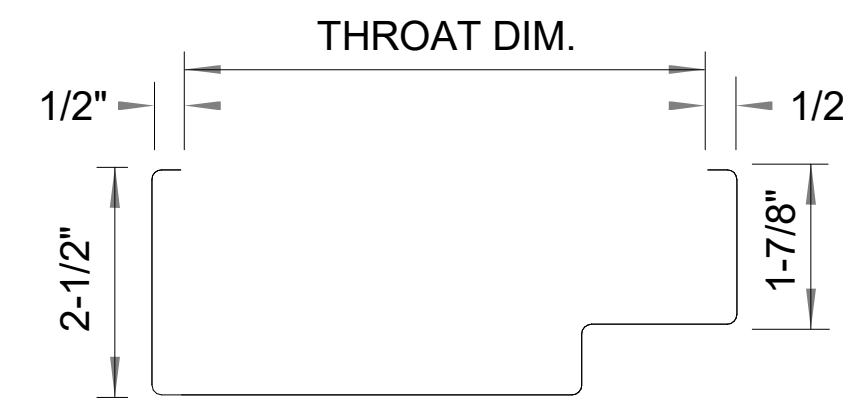
HOLLOW METAL SILL DETAIL AT NEW WALL (TRASH ROOM)
 4 A.713 SCALE: 1" = 1'-0"



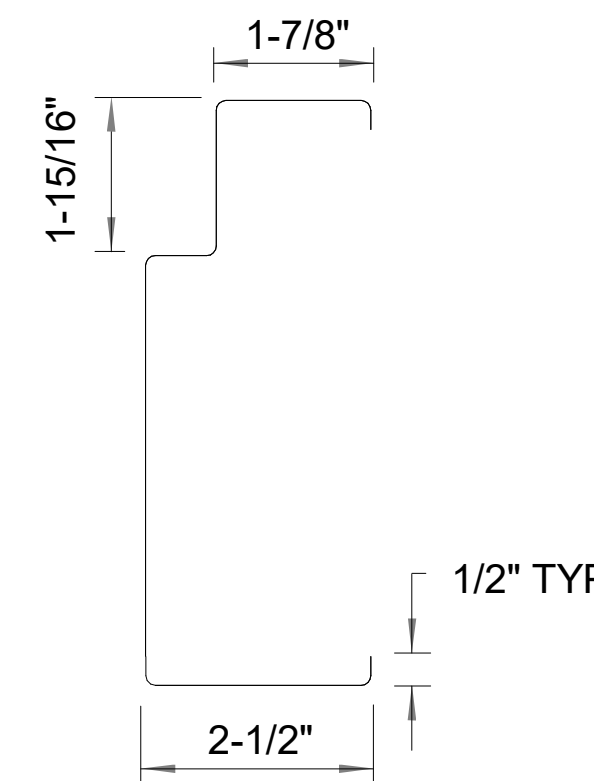
VERTICAL SECTION



INTEGRATED METAL DOOR ASSEMBLY AT ELEVATORS
 3 A.713 SCALE: 1 1/2" = 1'-0"

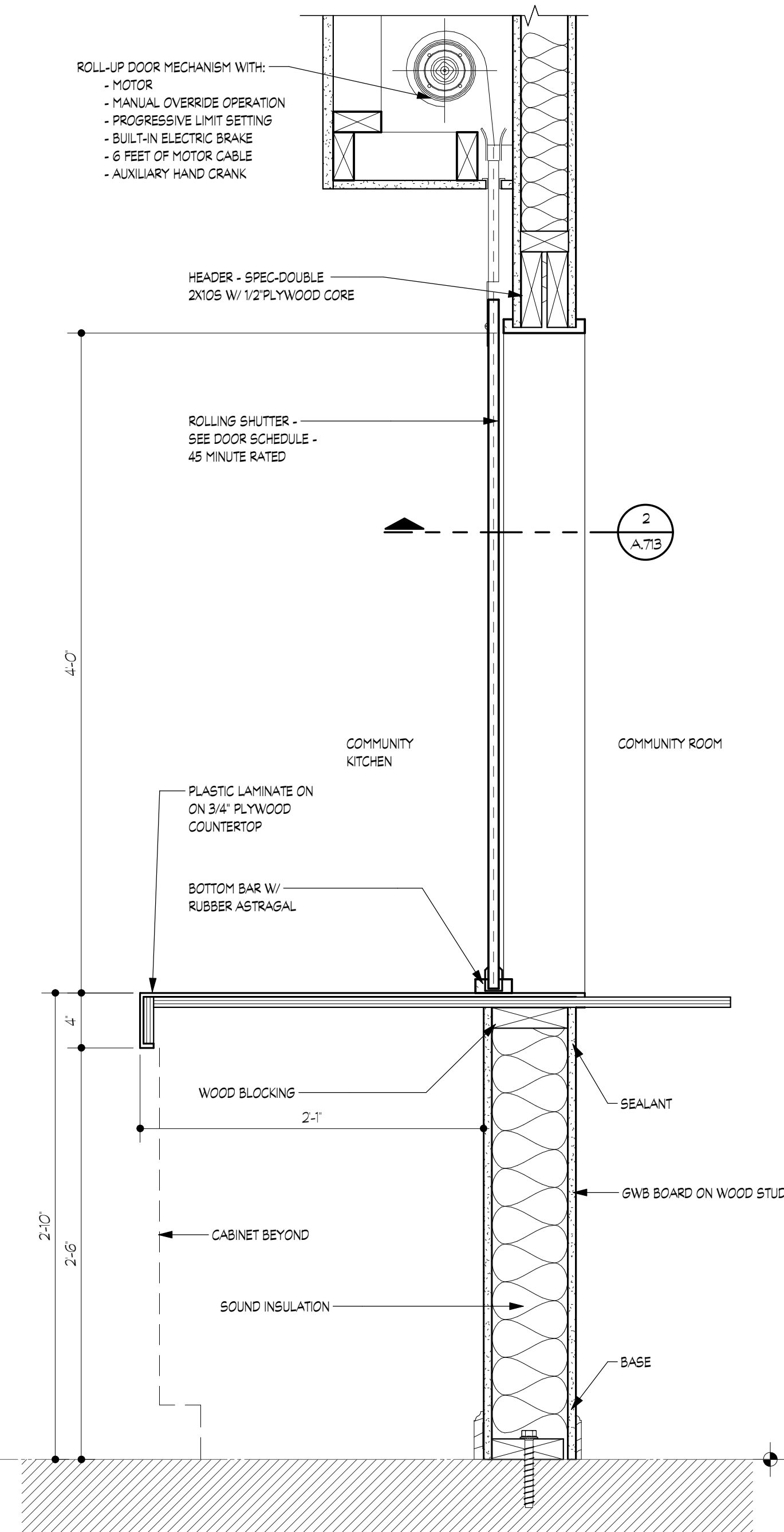
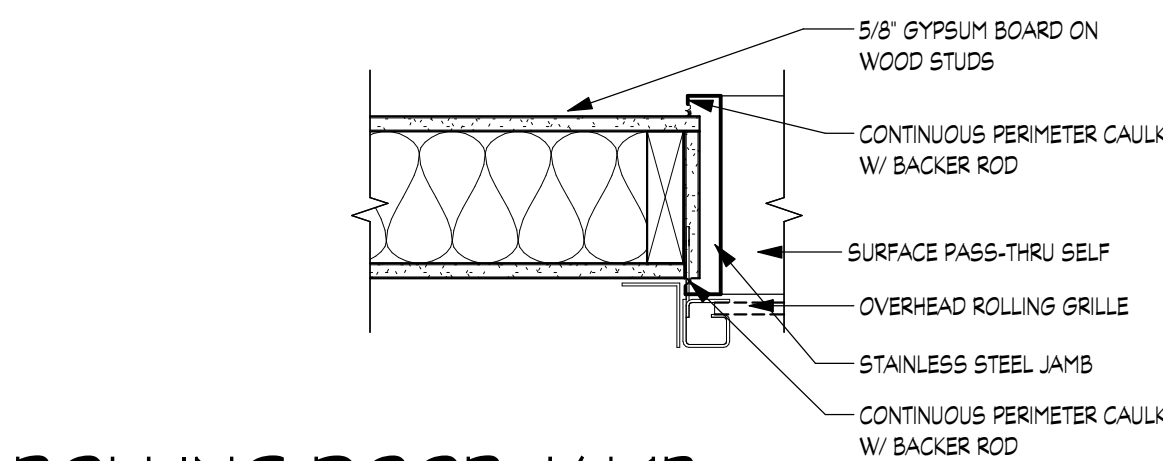


HEAD PROFILE



JAMB PROFILE

ROLLING DOOR JAMB
 2 A.713 SCALE: 1 1/2" = 1'-0"



SECTION THRU OVERHEAD ROLLING DOOR AT COMMUNITY ROOM
 1 A.713 SCALE: 1 1/2" = 1'-0"

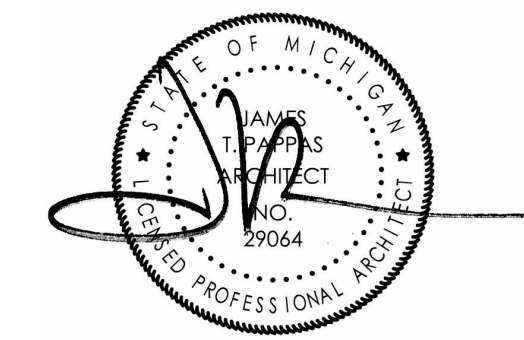
NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

FUSCO, SHAFFER & PAPPAS, INC.
 ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
 FERRISDALE, MICHIGAN, 48220
 PHONE 248.543.4100 FAX 248.543.4141

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SEAL



MICHIGAN

**RENOVATION OF
 CABOT APARTMENTS
 13725 DEXTER AVENUE**

DETROIT

DATE	ISSUE
06.24.2025	BIDS
05.09.2025	PERMITS

KEY PLAN

FSP PROJECT NO.
 TRC22.064

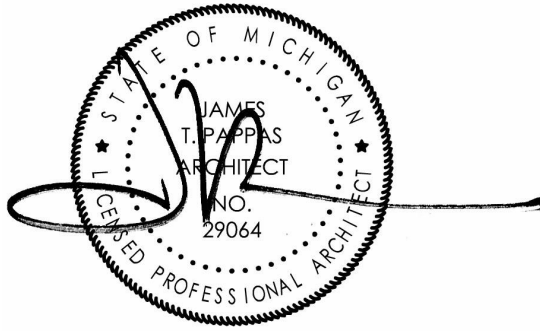
DRAWING TITLE

DOOR DETAILS

DRAWING NUMBER

A.713

SEAL



MICHIGAN

**RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE**

DETROIT

06.24.2025 BID5

DATE

ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

WINDOW SCHEDULE, TYPES AND DETAILS

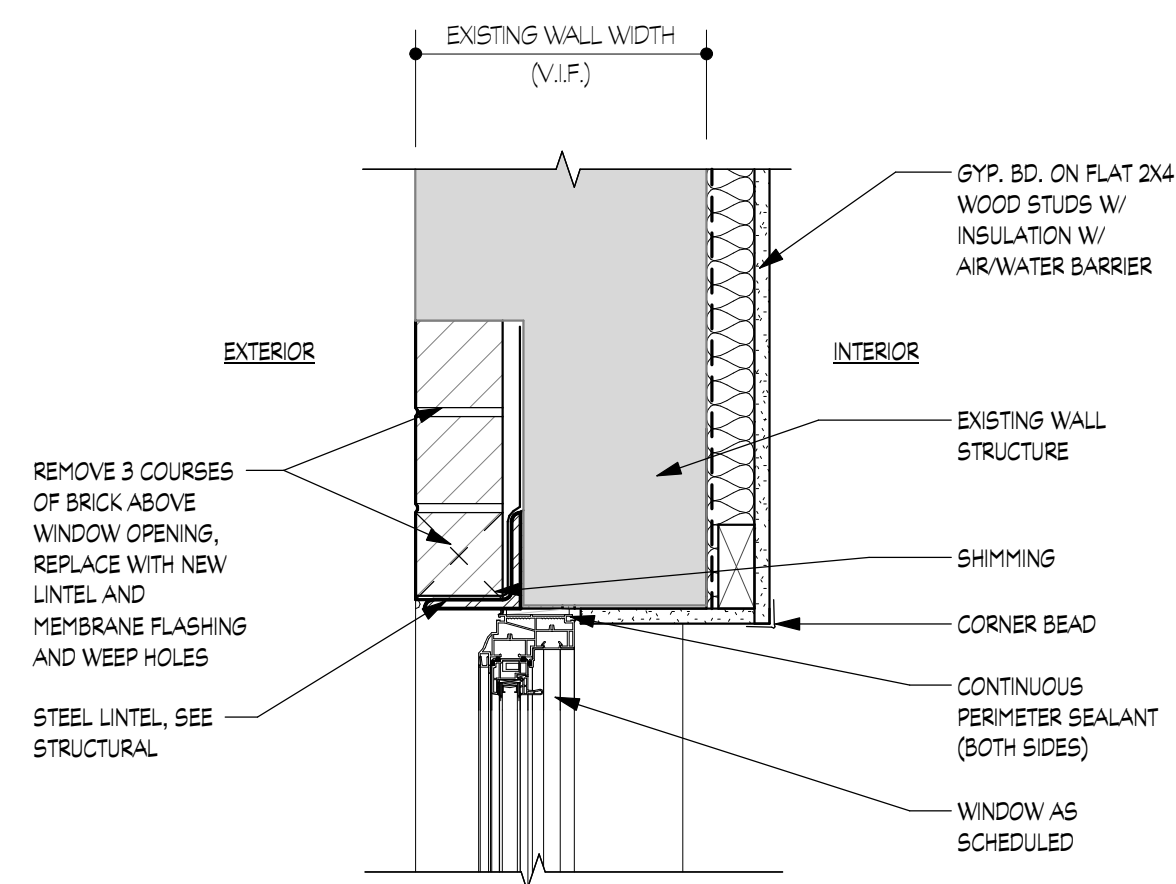
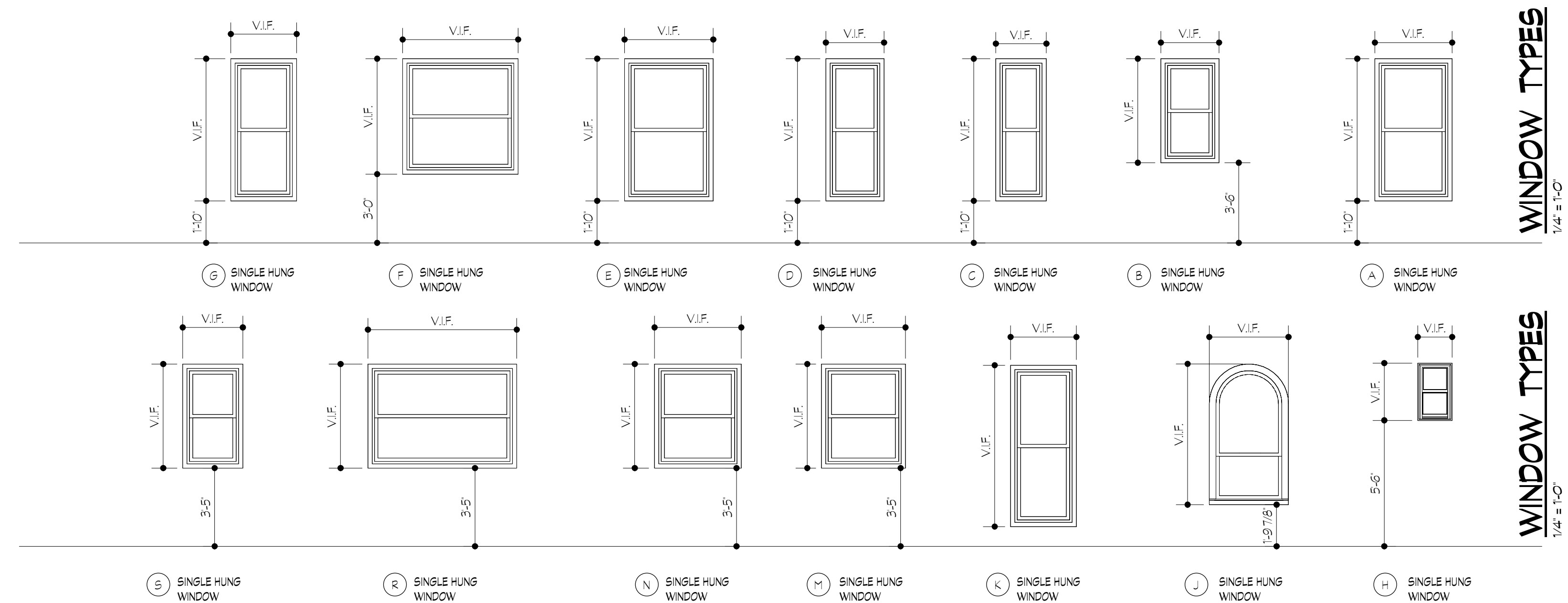
DRAWING NUMBER

A.714

WINDOW SCHEDULE				
WINDOW	SIZE		TYPE	MATERIAL
	W	H		
A	3'-0"	5'-10"	SINGLE HUNG	VINYL
B	2'-2"	4'-2"	SINGLE HUNG	VINYL
C	1'-10"	5'-10"	SINGLE HUNG	VINYL
D	2'-2"	5'-10"	SINGLE HUNG	VINYL
E	3'-6"	5'-10"	SINGLE HUNG	VINYL
F	4'-8"	4'-8"	SINGLE HUNG	VINYL
G	2'-6"	5'-10"	SINGLE HUNG	VINYL
H	1'-6"	2'-6"	SINGLE HUNG	VINYL
J	3'-0"	4'-0"	SINGLE HUNG	VINYL
K	2'-6"	6'-0"	SINGLE HUNG	VINYL
L	2-3 1/2"	2-3 1/2"	SINGLE HUNG	VINYL
M	3-3 1/2"	4'-2"	SINGLE HUNG	VINYL
N	3'-5"	4'-2"	SINGLE HUNG	VINYL
O	3-1 1/2"	4'-2"	SINGLE HUNG	VINYL
R	6-1 1/2"	4'-2"	SINGLE HUNG	VINYL
S	2'-3"	4'-2"	SINGLE HUNG	VINYL
T	1'-6"	3'-0"	SINGLE HUNG	VINYL

WINDOW SCHEDULE NOTES

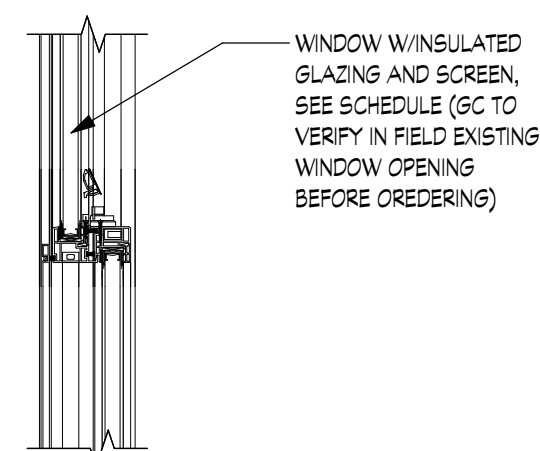
1. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 MICHIGAN BUILDING CODE, CHAPTER 24 GLASS AND GLAZING
2. REFER TO A.713 FOR WINDOW HEAD, JAMB AND SILL DETAILS
3. WINDOWS CONSISTING OF MULTIPLE UNITS SHALL BE FACTORY MULLED
4. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS
5. INSTALL WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2030 ON OPERABLE WINDOWS WHERE THE TOP OF THE SILL IS LESS THAN 36" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW
6. LOCATE OPERABLE WINDOW HARDWARE WITHIN THE REACH RANGES OF 15" MIN AND 48" MAX IN ACCESSIBLE UNITS (DESIGNATED BY "H" ON DRAWINGS).
7. SEE DOOR SCHEDULE FOR INTERIOR AND EXTERIOR SIDELITES WHICH ARE INTEGRAL TO DOOR FRAMES.
8. ALL WINDOWS TO HAVE BLINDS, SEE SPECS.



VINYL WINDOW HEAD - EXISTING
EXTERIOR

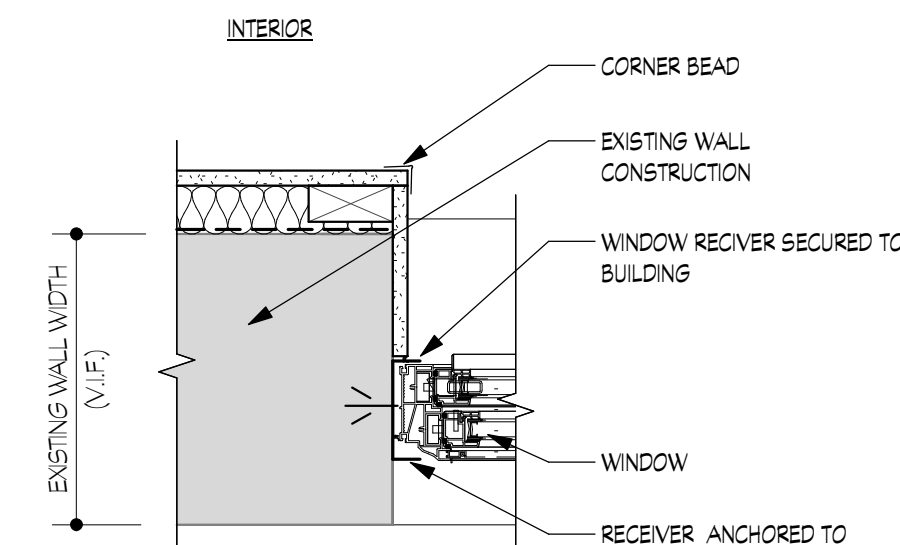
4
A.714

SCALE: 1 1/2" = 1'-0"



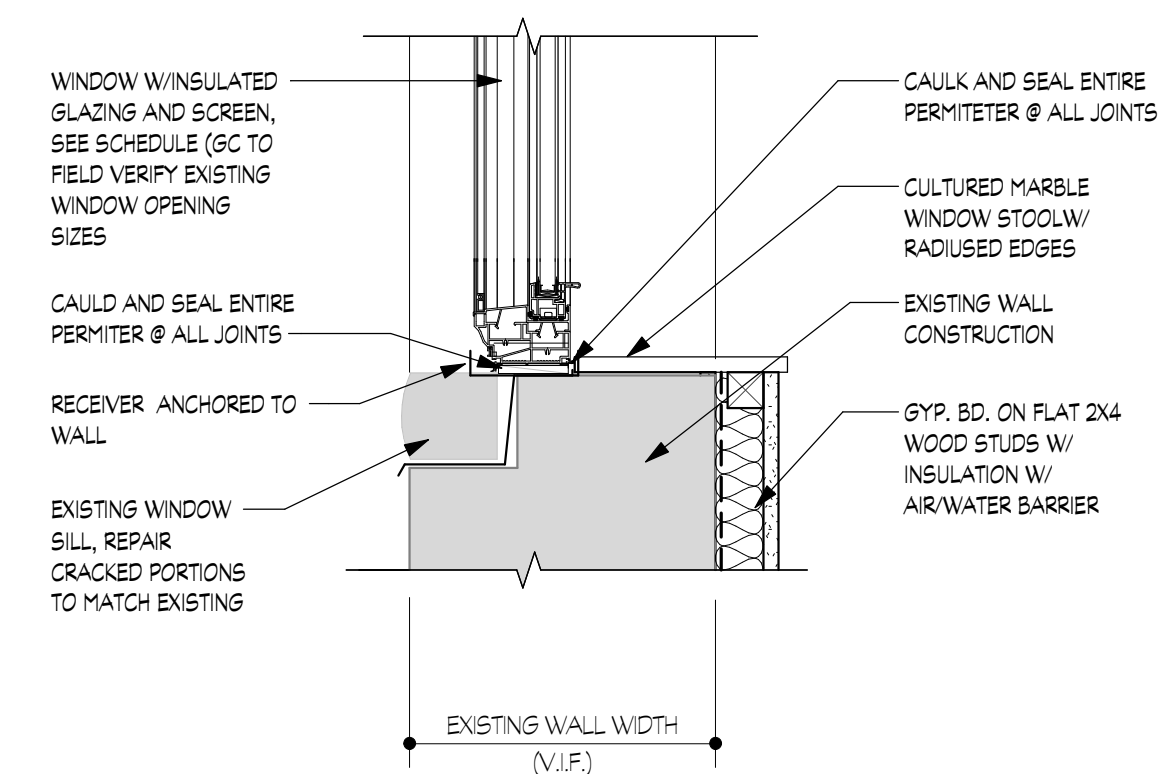
VINYL WINDOW MEETING RAIL - EXISTING EXTERIOR

3
A.714



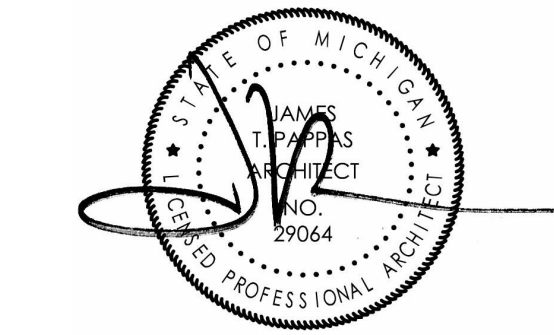
VINYL WINDOW JAMB - EXISTING EXTERIOR

2
A.714



VINYL WINDOW SILL -
EXISTING EXTERIOR

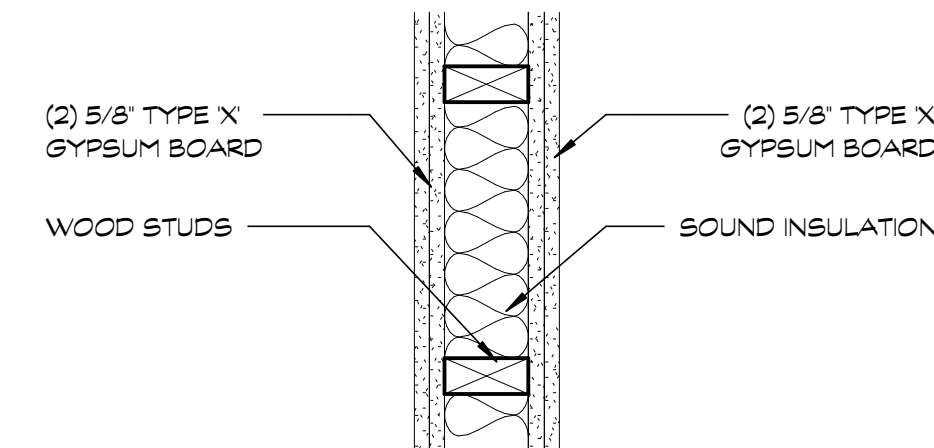
1
A.714



NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

WALL TYPE DESIGNATION NOTES:

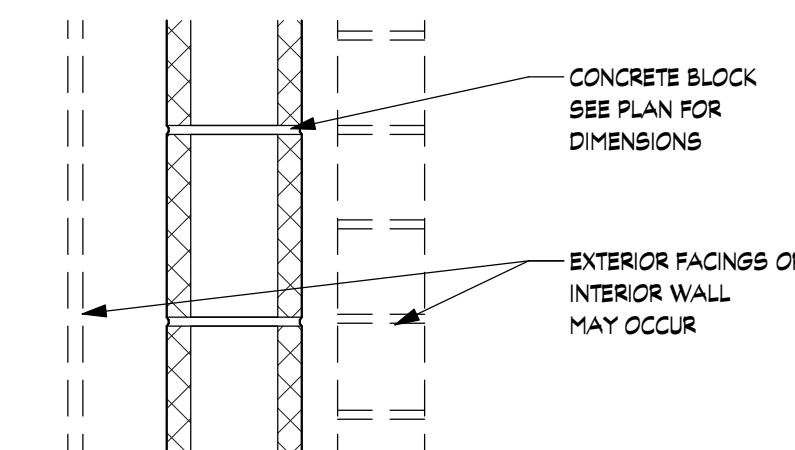
- PARTITIONS ARE INDICATED ON THE FLOOR PLANS BY A WALL TYPE SYMBOL DESIGNATION.
- WHERE PARTITION WALL TYPES ARE INDICATED, THE PARTITION SYSTEM IS CONTINUOUS UNTIL THE PARTITION CHANGES DIRECTION OR A DIFFERENT PARTITION SYSTEM IS INDICATED.
- ALL PENETRATIONS INTO AND/OR THROUGH A FIRE RATED ASSEMBLY MUST BE PROTECTED WITH AN APPROVED FIRE-STOP OR MEMBRANE PENETRATION SYSTEM. THE GENERAL CONTRACTOR WILL SUBMIT ALL FIRE-STOP ASSEMBLIES, TO INCLUDE TYPE OF PRODUCT, ASSEMBLY AND INSTALLATION DETAILS, TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL NON RATED PARTITIONS MUST USE ACOUSTICAL SEALANT AT TOP AND BOTTOM TRACKS.
- FIRE RESISTANCE RATING SIGNAGE: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO AVE PROTECTED OPENINGS OR ENETRATIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING.
 - SUCH IDENTIFICATION MUST INCLUDE LETTERING NOT LESS THAN 0.5" IN HEIGHT, INCORPORATING THE SUGGESTED WORKING: FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS OR SIMILAR WORKING.
 - SIGNS MUST BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING OR ATTIC SPACES.
 - SIGNS MUST BE REPEATED AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
- FOR ALL PARTITION TYPES: WHERE WALL TILE IS THE SCHEDULED FINISH, PROVIDE AND INSTALL 5/8" CEMENTITIOUS TILE BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD.
- FOR PARTITIONS INDICATED TO RECEIVE SOUND ATTENUATION PARTITIONS, EXTEND SOUND ATTENUATION BLANKETS TO FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. FLOOR TRACK TO BE SET IN A CONTINUOUS BED OF ACOUSTICAL SEALANT.
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SMOKE BARRIERS MUST EXTEND AND SEAL TO THE INSIDE FACE OF THE EXTERIOR SHEATHING, INCLUDING EXTENSIONS THROUGH SOFFITS.



BEARING WALL RATING 2 HOUR
UL DESIGN #U301
SOUND TEST PER RAL USG-161216
STC RATING = 42

GYPSUM PANELS: TWO LAYERS 5/8" GYPSUM PANEL
WOOD STUDS: 2X6" WOOD STUDS, 16"
INSULATION: 5-1/2" FIBERGLASS INSULATION
GYPSUM PANELS: TWO LAYERS 5/8" GYPSUM PANEL

UNIT WALL SOUND



TWO HOUR ASSEMBLY
MICHIGAN MASONRY COUNCIL
FIRE TEST PER UL DESIGN #U905
STC RATING = 45

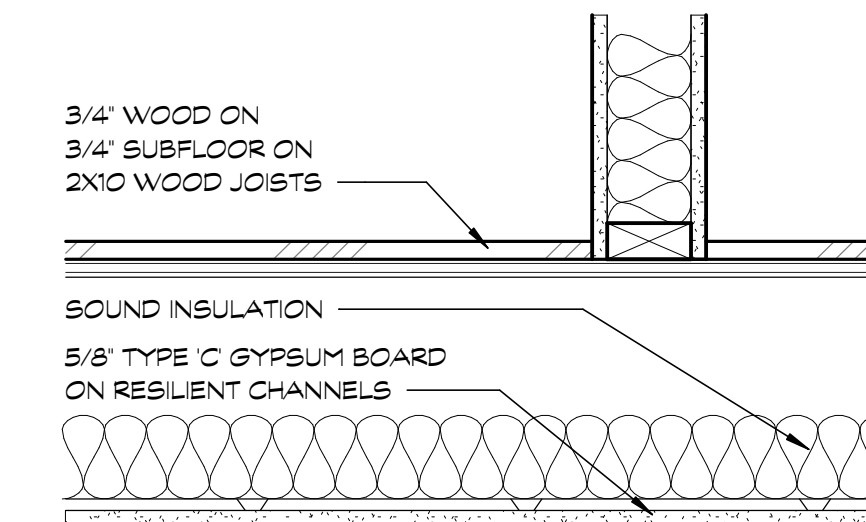
NOMINAL 8" 60% SOLID SINGLE WYTHE CONCRETE MASONRY PER ASTM C-80 OR C-145, SEE TECHNICAL BULLETIN 1.2 PUBLISHED MAY, 1977 VARIOUS DESIGNS, CLASSIFICATION D-2. (2 HOUR).

MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOMINAL 3/8" THICK, OF NOT LESS THAN 2-1/4" AND NOT MORE THAN 3-1/2" PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT AND NOT MORE THAN 50% HYDRATED LIME. VERTICAL JOINTS STAGGERED.

AS ABOVE (6" MASONRY UNIT)

AS ABOVE (8" MASONRY UNIT)

MASONRY WALL



FLOOR/CEILING ONE HOUR ASSEMBLY
GYPSUM ASSOCIATION #FC5107
FIRE TEST PER UL DESIGN #L514
SOUND TEST PER INTEREST 5-761-3
STC RATING = 55 TO 59 W/OUT SOUND INSULATION
IIC RATING = 74

SUBFLOORING - MIN 3/4" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSEES WITH JOINTS STAGGERED 4 FT. PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSEES WITH CONSTRUCTION ADHESIVE AND NO. 6D RING SHANK NAILS SPACED 12" OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOORING - FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

WOOD JOISTS - MIN 2X10, SPACED 16" OC AND EFFECTIVELY FIREBLOCKED.

CROSS BRIDGING - MIN 1X3 OR MIN 2X10 SOLID BLOCKING.

CEILING DAMPER - MAX NOM AREA SHALL BE 198 SQ IN. MAX RECTANGULAR SIZE SHALL BE 12 IN. WIDE BY 16-1/2 IN. LONG. MAX HEIGHT OF DAMPER SHALL BE 8-3/4 IN. AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 198 SQ IN. PER 100 SQ FT OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. A STEEL GRILLE SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

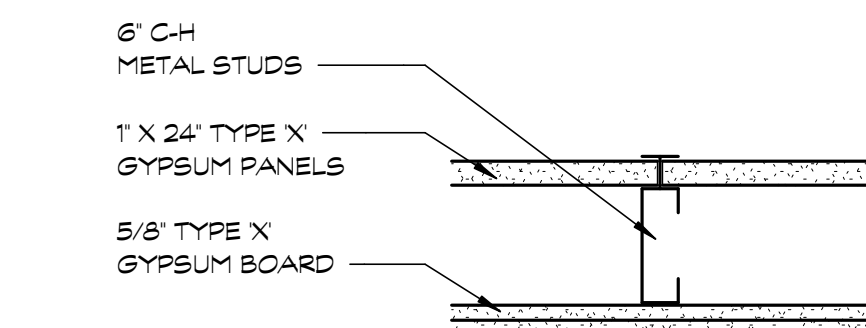
RESILIENT CHANNELS - FORMED OF 25 MSG GALV STEEL, SPACED 24" OC PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPLICES 4" AND FASTENED TO EACH JOIST WITH 1-1/4" LONG NO. 7 TYPE S BUSH HEAD SCREWS. ADDITIONAL RESILIENT CHANNELS POSITIONED SO AS TO COINCIDE WITH END JOINTS OF GYPSUM BOARD. ADDITIONAL CHANNELS SHALL EXTEND MIN 3" BEYOND EACH SIDE EDGE OF BOARD.

GYPSUM BOARD - ONE LAYER 5/8" TYPE C GYPSUM BOARD, 4 FT WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND THE SIDE EDGES OF THE BOARD LOCATED BETWEEN JOISTS. GYPSUM BOARD FASTENED TO RESILIENT CHANNELS WITH 1" LONG NO. 7 TYPE S BUSH HEAD SCREWS SPACED 12" OC. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO ADDITIONAL RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS. SCREW LOCATED 3/4" MIN DISTANCE FROM SIDES AND 1/2" MIN FROM ENDS OF GYPSUM BOARD SHEETS.

FINISHING SYSTEM - VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

AS ABOVE

FLOOR/CEILING ONE HOUR RATED ASSEMBLY



TWO HOUR HORIZONTAL ASSEMBLY
USG NUMBER AER-09036
FIRE TEST PER UL DESIGN #U415

NON-BEARING

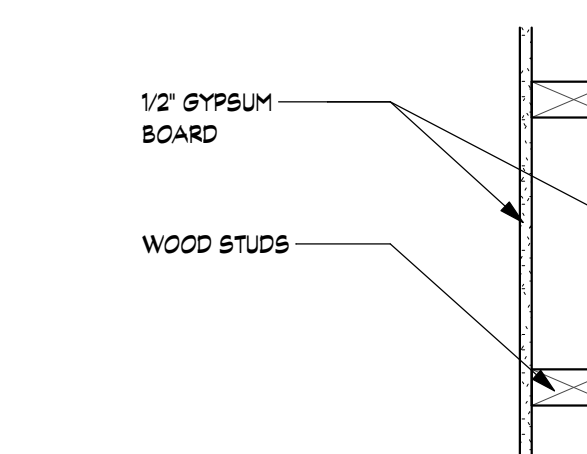
CEILING RUNNERS - 'J' - SHAPED, MIN. 2-1/2" WIDE WITH UNEQUAL LEGS OF 1 IN. AND 2 IN. FABRICATED FROM 24 MSG GALV STEEL. RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTENERS LOCATED NOT GREATER THAN 2 IN. FROM ENDS AND NOT GREATER THAN 24 IN. OC.

STEEL STUDS - 'C-H' SHAPED STUDS, 6" WIDE BY 5 IN. DEEP, FABRICATED FROM MIN 25 MSG GALV STEEL, SPACED 24 IN. OR 600 MM OC.

GYPSUM BOARD - GYPSUM LINER PANEL, NOM 1" THICK, SUPPLIED IN NOMINAL 24 IN. OR 600 MM WIDTHS. EDGES INSERTED IN 'H' SHAPED SECTION OF 'C-H' STUDS. FREE EDGE OF END PANELS ATTACHED TO LONG LEG OF 'J' RUNNERS WITH 1-5/8 IN. LONG TYPE S HEAD STEEL SCREWS SPACED NOT GREATER THAN 12 IN. OC.

GYPSUM BOARD - GYPSUM PANELS, WITH BEVELED, SQUARE OR TAPERED EDGES, 5/8 IN. THICK, 4 FT. WIDE, APPLIED VERTICALLY AND HORIZONTALLY IN 2 LAYERS. BASE LAYER ATTACHED TO STUDS WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 24" WHEN INSTALLED VERTICALLY OR 16" O.C. WHEN INSTALLED HORIZONTALLY. FACE LAYER ATTACHED TO STUDS WITH 1-5/8" LONG TYPE S STEEL SCREWS SPACED 12" O.C. WHEN INSTALLED VERTICALLY AND STAGGERED 12" FROM BASE LAYER SCREWS OR 8" O.C. WHEN INSTALLED HORIZONTALLY AND STAGGERED 8" FROM BASE LAYER SCREWS. HORIZONTAL JOINTS STAGGERED A MIN OF 12"

HORIZONTAL ASSEMBLY - TWO HOUR RATED



NON RATED
STC RATING = 30 TO 34
STC RATING = 35 TO 39 W/ SOUND INSULATION (EST.)

AS ABOVE WITH 2x4 WOOD STUDS @ 16" O.C.

AS ABOVE WITH 2x6 WOOD STUDS @ 16" O.C.

AS 5A WITH SOUND INSULATION

AS 5B WITH SOUND INSULATION

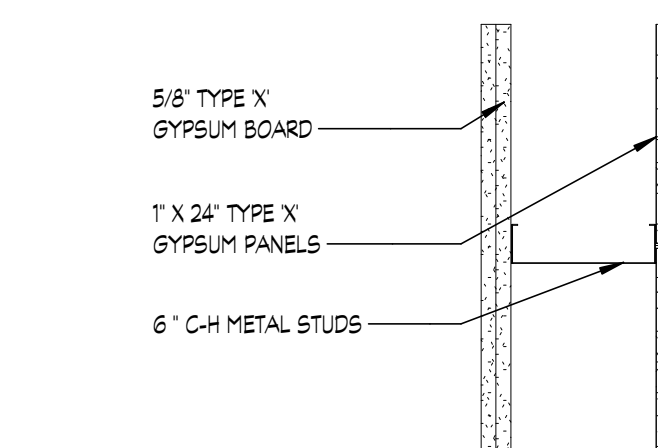
AS 5A WITH GYPSUM BOARD ONE SIDE

AS 5B WITH GYPSUM BOARD ONE SIDE

AS 5E WITH SOUND INSULATION

AS 5F WITH SOUND INSULATION

INTERIOR NON-RATED WALL



TWO HOUR ASSEMBLY
GYPSUM ASSOCIATION #WP7005
USG TEST NUMBER USG-040901
FIRE TEST PER UL DESIGN #U469
STC RATING = 35 TO 39 (EST.)

NON-BEARING

FLOOR AND CEILING RUNNERS - 'J' - SHAPED, 6 IN. WIDE WITH UNEQUAL LEGS OF 1 IN. AND 2 IN. FABRICATED FROM 24 MSG GALV STEEL (MIN 20 MSG STEEL REQUIRED WHEN ITEM 4A IS USED). RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTENERS LOCATED NOT GREATER THAN 2 IN. FROM ENDS AND NOT GREATER THAN 24 IN. OC.

STEEL STUDS - 'C-H' SHAPED STUDS, 6 IN. WIDE BY 1-1/2 IN. DEEP, FABRICATED FROM MIN 25 MSG GALV STEEL (MIN 20 MSG STEEL REQUIRED WHEN ITEM 4A IS USED), SPACED 24 IN. OR 600 MM OC. VERTICALLY RESTRAINED WALLS REQUIRE STUDS TO BE CUT 3/8 IN. LESS THAN FLOOR TO CEILING HEIGHT.

GYPSUM BOARD - 1 IN. THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOMINAL 24 IN. OR 600 MM WIDTHS. VERTICAL EDGES INSERTED IN 'H' SHAPED SECTION OF 'C-H' STUDS. FREE EDGE OF END PANELS ATTACHED TO LONG LEG OF 'J' RUNNERS WITH 1-5/8 IN. LONG TYPE S HEAD STEEL SCREWS SPACED NOT GREATER THAN 12 IN. OC.

GYPSUM BOARD - 5/8 IN. THICK, 4 FT. WIDE, APPLIED VERTICALLY AND ATTACHED TO STUDS WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 12 IN. OC ALONG THE EDGES AND IN THE FIELD OF THE BOARDS.

BATTS AND BLANKETS - (OPTIONAL) - MINERAL WOOL BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY.

FIBER, SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS - SPRAY APPLIED CELLULOSE MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/FT3. ALTERNATE APPLICATION METHOD: THE FIBER IS APPLIED WITH U.S. GREENFIBER LLC TYPE AD100 HOT MELT ADHESIVE AT A NOMINAL RATIO OF ONE PART ADHESIVE TO 6.6 PARTS FIBER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 2.5 LB/FT3.

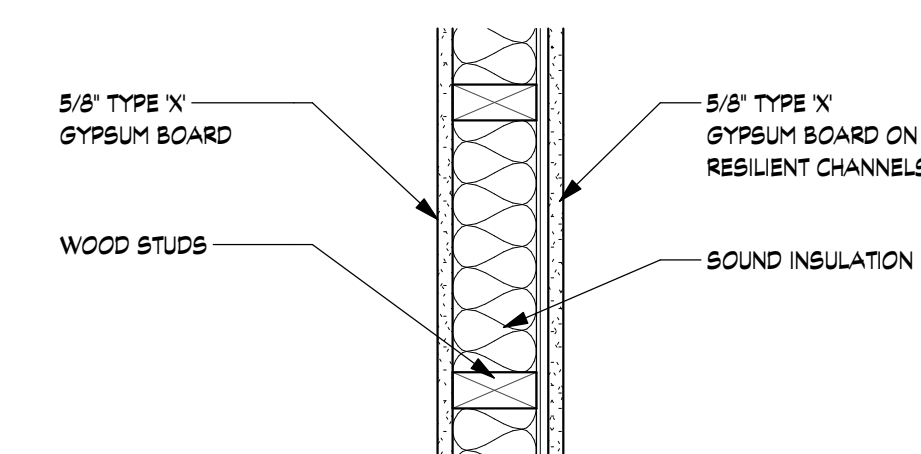
FIBER, SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO INTERIOR SURFACES IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. APPLIED TO COMPLETELY FILL THE ENCLOSED CAVITY. MINIMUM DRY DENSITY OF 4.3 POUNDS PER CUBIC FT

AS ABOVE WITH 2 1/2" C-H STUDS

AS ABOVE WITH 4" C-H STUDS

AS ABOVE WITH 6" C-H STUDS

SHAFT WALL- ONE HOUR RATED



ONE HOUR ASSEMBLY
GYPSUM ASSOCIATION #WP3230
UL DESIGN #U311
FIRE TEST PER OSU T-3127
SOUND TEST PER RAL TL77-135
STC RATING = 50 TO 54

WOOD STUDS - NOM 2x4 SPACED 16" OR 24" OC, EFFECTIVELY CROSS BRACED.

RESILIENT CHANNELS - 25 MSG GALV STEEL. RESILIENT CHANNELS ATTACHED AT RIGHT ANGLES SPACED VERTICALLY 24" OC. FLANGE PORTION SCREW ATTACHED TO ONE SIDE OF STUDS WITH 6D COATED NAILS. 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS. 1/2" x 3" GYPSUM WALLBOARD FILLER STRIPS ATTACHED TO FLAT AT FLOOR LINE WITH 6D NAILS.

GYPSUM BOARD - ONE LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO RESILIENT CHANNELS WITH T TYPE S DRYWALL SCREWS 6" O.C. AT HORIZONTAL JOINTS AND 12" O.C. AT INTERMEDIATE CHANNELS. OPPOSITE SIDE: ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 6D NAILS 8" O.C. END JOINTS STAGGERED 48" ON OPPOSITE SIDES.

BATTS AND BLANKETS - 3" THICK MINERAL WOOL BATTS, PLACED TO FILL INTERIOR OF WALL, ATTACHED TO THE 4" FACE OF THE STUDS WITH STAPLES PLACED 24" OC. OR GLASS FIBER INSULATION - 3" THICK GLASS FIBER BATTS BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING AND/OR FIRE RESISTANCE, PLACED TO FILL THE INTERIOR OF THE WALL, ATTACHED TO THE 4" FACE OF THE STUDS WITH STAPLES PLACED 24" OC.

JOINTS AND SCREW HEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.

SOUND TESTED WITH 3 1/2" GLASS FIBER INSULATION IN STUD SPACE

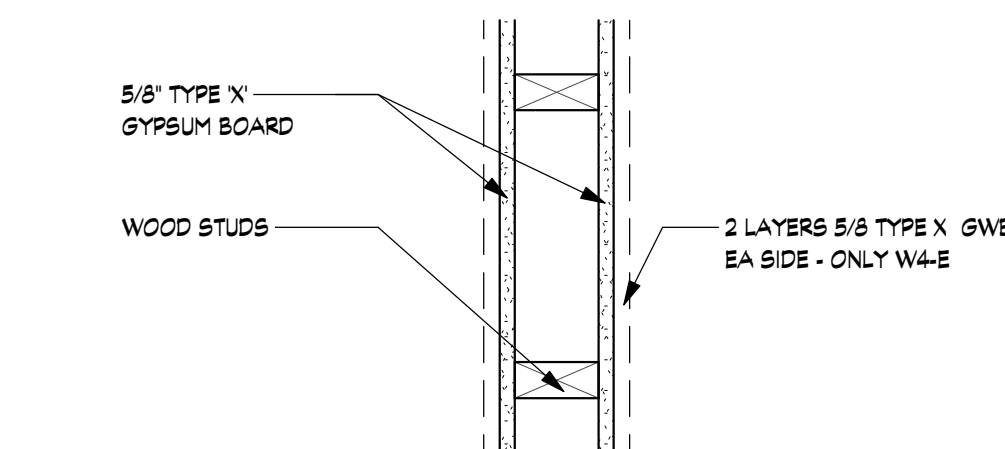
AS ABOVE WITH 2x4 WOOD STUDS @ 16" O.C.

AS ABOVE WITH 2x6 WOOD STUDS @ 16" O.C.

AS 2A WITHOUT SOUND INSULATION

AS 2B WITHOUT SOUND INSULATION

UNIT/CORRIDOR SEPARATION WALL



ONE / TWO HOUR ASSEMBLY
GYPSUM ASSOCIATION #WP3605
FIRE TEST PER UL DESIGN #U305
SOUND TEST PER OR 64-8
STC RATING = 30 TO 34

WOODS STUDS - NOMINAL 2x4 WOOD STUDS SPACED 16" O.C. MAX, EFFECTIVELY FIRESTOPPED.

GYPSUM BOARD - ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER RESISTANT BACKER BOARD OR VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. WITH 6d COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 15/64" HEADS 7" O.C. JOINTS OF SQUARE EDGE, BEVEL EDGE OR PREDECORATED WALLBOARD MAY BE LEFT EXPOSED OR COVERED, STAGGER JOINTS EACH SIDE.

JOINTS AND SCREW HEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.

AS ABOVE WITH 2x4 WOOD STUDS @ 16" O.C.

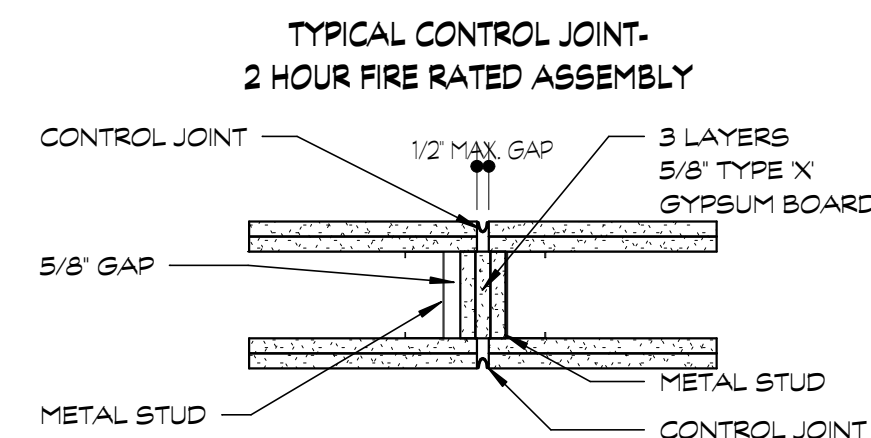
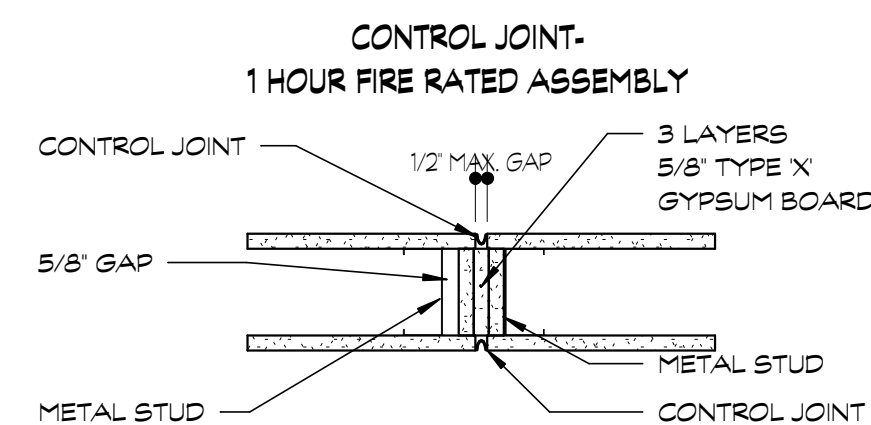
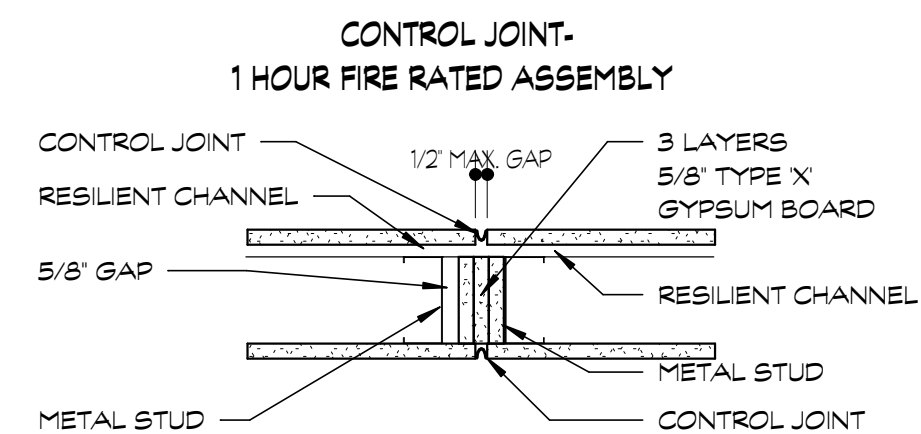
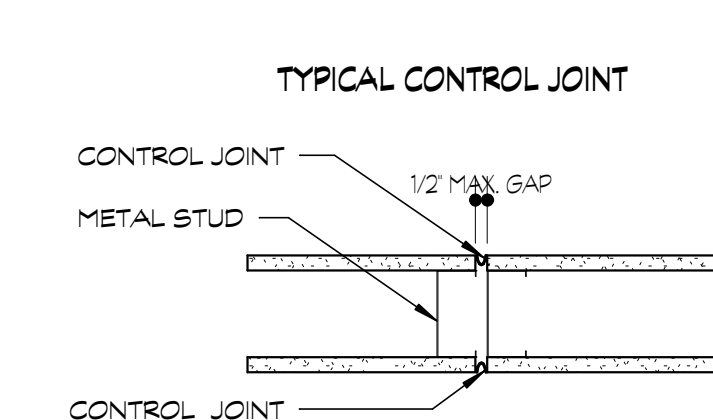
AS ABOVE WITH 2x6 WOOD STUDS @ 16" O.C.

AS 4A WITH SOUND INSULATION

AS 4B WITH SOUND INSULATION

AS 4D WITH 2 LAYER OF 5/8" GWS EA SIDE - 2 HOUR RATED

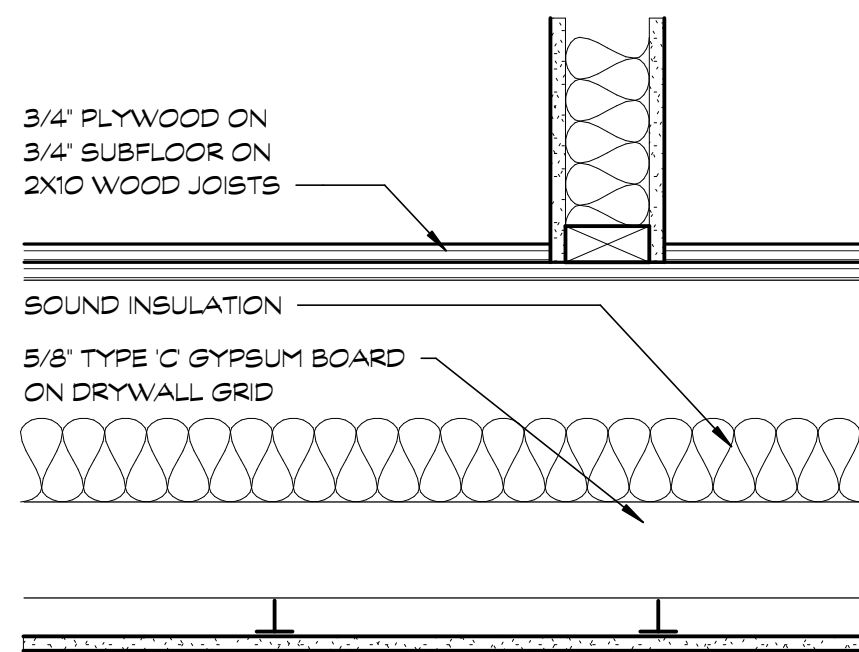
INTERIOR RATED WALLS



CONTROL JOINTS IN GYPSUM BOARD MUST BE INSTALLED WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR AS SPECIFIED IN GA-216 'APPLICATION AND FINISHING OF GYPSUM PANEL PRODUCTS OR GA-234 'CONTROL JOINTS FOR FIRE-RESISTANCE RATED SYSTEMS' BY THE GYPSUM ASSOCIATION:

- A CONTROL JOINT MUST BE INSTALLED WHERE A PARTITION, WALL OR CEILING TRAVERSES A CONSTRUCTION JOINT (EXPANSION, SEISMIC, OR BUILDING CONTROL ELEMENT) IN THE BASE BUILDING STRUCTURE.
- CONTROL JOINTS MUST BE INSTALLED WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAR FEET.
- CONTROL JOINTS IN INTERIOR CEILINGS WITH PERIMETER RELIEF MUST BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 50 FEET.
- CONTROL JOINTS IN INTERIOR CEILINGS WITHOUT PERIMETER RELIEF MUST BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET.
- CONTROL JOINTS IN EXTERIOR CEILINGS AND SOFFITS MUST BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET.
- A CONTROL JOINT OR INTERMEDIATE BLOCKING MUST BE INSTALLED WHERE CEILING FRAMING MEMBERS CHANGE DIRECTION.
- CONTROL JOINT LOCATIONS ARE INDICATED ON THE INTERIOR ELEVATIONS AND/OR REFLECTED CEILING PLANS. IF A SITUATION ARISES WHERE IT IS UNKNOWN WHETHER A CONTROL JOINT IS REQUIRED, PLEASE CONTACT THE ARCHITECT.





FLOOR/CEILING ONE HOUR ASSEMBLY
GYPSUM ASSOCIATION #FC5107
FIRE TEST PER UL DESIGN #L502
SOUND TEST PER INTEST 5-761-3
STC RATING = 55 TO 59 W/OUT SOUND INSULATION
IIC RATING = 74

SUBFLOORING 3/4" THICK 8' G WOOD STRUCTURAL PANELS
INSTALLED PERPENDICULAR TO TRUSSES WITH JOINTS STAGGERED 4 FT.
PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TRUSSES
WITH CONSTRUCTION ADHESIVE AND NO. 6D RING SHANK NAILS SPACED
12" OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER
WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE
SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOORING - FLOOR TOPPING MIXTURE - MIN 3/4 IN. THICKNESS OF FLOOR TOPPING MIXTURE HAVING A MIN COMPRESSIVE STRENGTH OF 1200 PSI. MIXTURE SHALL CONSIST OF 4 TO 7 GAL OF WATER MIXED WITH 80 LBS OF FLOOR TOPPING MIXTURE AND 1.4 TO 1.9 CU FT OF SAND.

WOOD JOISTS - MIN 2X10, SPACED 16" OC AND EFFECTIVELY FIREBLOCKED.

CROSS BRIDGING - MIN 1X3 OR MIN 2X10 SOLID BLOCKING

CEILING DAMPER: MAX NOM AREA SHALL BE 198 SQ IN. MAX RECTANGULAR SIZE SHALL BE 12 IN. WIDE BY 16-1/2 IN. LONG. MAX HEIGHT OF DAMPER SHALL BE 8-3/4 IN. AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 198 SQ IN. PER 100 SQ FT OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. A STEEL GRILLE SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

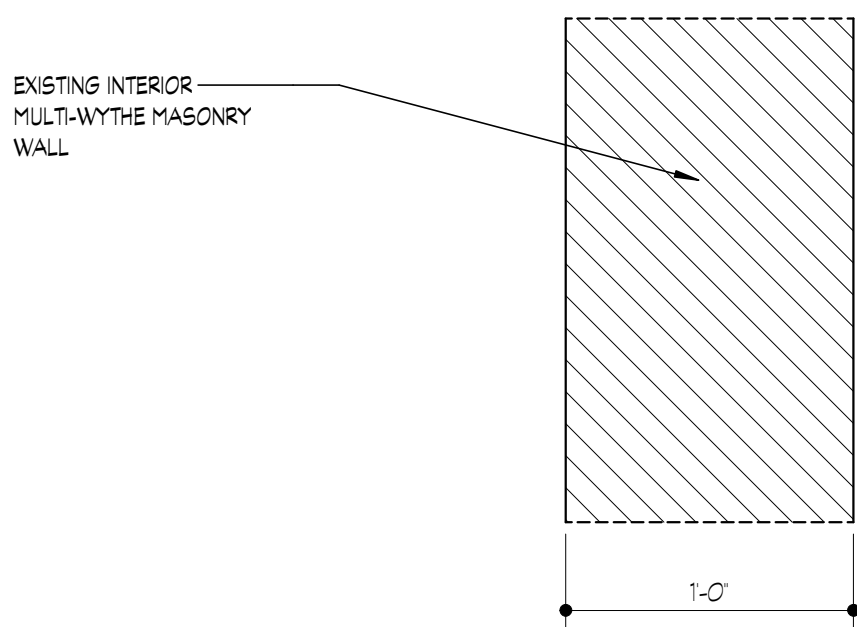
RESILIENT CHANNELS - FORMED OF 25 MSG GALV STEEL, SPACED 24" OC PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPLICES 4" AND FASTENED TO EACH JOIST WITH 1-1/4" LONG NO. 7 TYPE S BUGLE HEAD SCREWS. ADDITIONAL RESILIENT CHANNELS POSITIONED SO AS TO COINCIDE WITH END JOINTS OF GYPSUM BOARD. ADDITIONAL CHANNELS SHALL EXTEND MIN 3" BEYOND EACH SIDE EDGE OF BOARD.

GYPSUM BOARD - ONE LAYER 5/8" TYPE C GYPSUM BOARD, 4 FT WIDE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND THE SIDE EDGES OF THE BOARD LOCATED BETWEEN JOISTS. GYPSUM BOARD FASTENED TO RESILIENT CHANNELS WITH 1" LONG NO. 7 TYPE S BUGLE HEAD SCREWS SPACED 12" OC. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO ADDITIONAL RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS. SCREW LOCATED 3/4" MIN DISTANCE FROM SIDES AND 1/2" MIN FROM ENDS OF GYPSUM BOARD SHEETS.

FINISHING SYSTEM - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

 AS ABOVE

FLOOR/CEILING ONE HOUR RATED ASSEMBLY



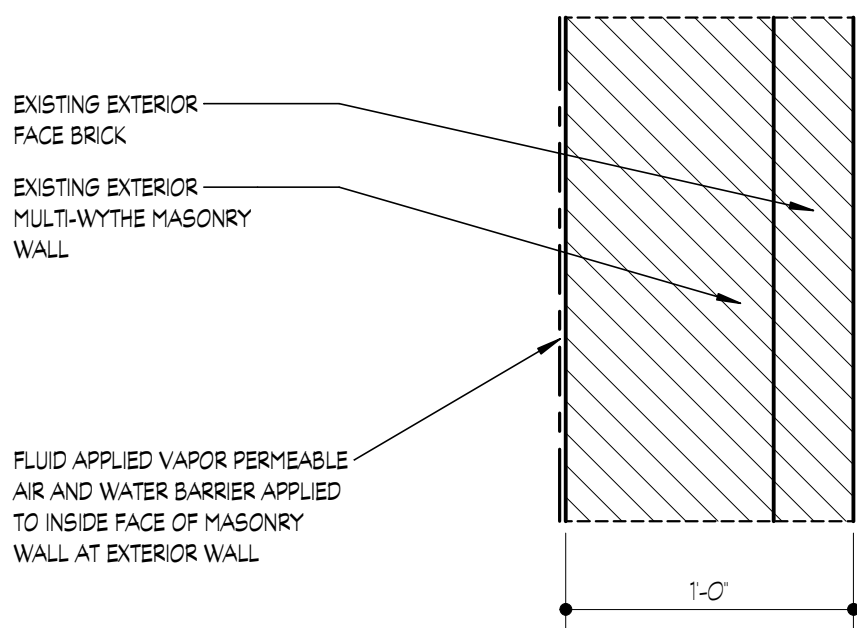
INTERIOR WALL ASSEMBLY
W-12-M2 (ARCHAIC ASSEMBLY) - 10 HOUR EQUIVALENT
W-8-M-13 (ARCHAIC ASSEMBLY) - 5 HOUR EQUIVALENT

FIRE RATING DERIVED FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS "FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES"

EXISTING MULTI WYTHE MASONRY WALL (THICKNESS VARIES MINIMUM
12" THICK) CORE: SOLID CLAY OR SHALE BRICK, NO FACING

 AS ABOVE

INTERIOR MASONRY WALL



EXTERIOR MASONRY WALL ASSEMBLY
W-16-M7 (ARCHAIC ASSEMBLY) - 5 HOUR EQUIVALENT
W-12-M-13 (ARCHAIC ASSEMBLY) - 3 HOUR EQUIVALENT

FIRE RATING DERIVED FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS "FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES"

EXISTING MULTI WYTHE MASONRY WALL (THICKNESS VARIES MINIMUM
12" THICK) CORE: SOLID CLAY OR SHALE BRICK, NO FACING

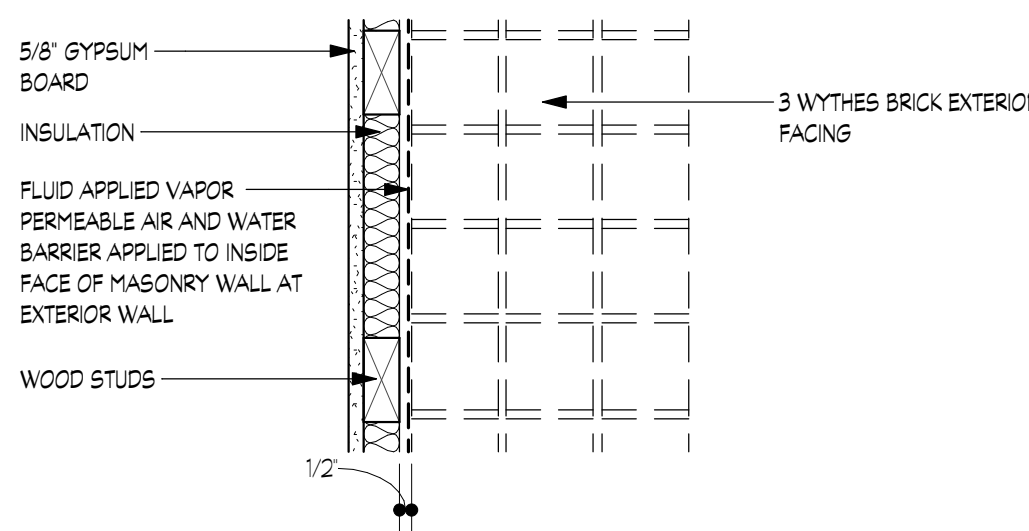
 AS ABOVE

EXTERIOR MASONRY WALL

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

WALL TYPE DESIGNATION NOTES:

1. PARTITIONS ARE INDICATED ON THE FLOOR PLANS BY A WALL TYPE SYMBOL DESIGNATION.
2. WHERE PARTITION WALL TYPES ARE INDICATED, THE PARTITION SYSTEM IS CONTINUOUS UNTIL THE PARTITION CHANGES DIRECTION OR A DIFFERENT PARTITION SYSTEM IS INDICATED.
3. ALL PENETRATIONS INTO AND/OR THROUGH A FIRE RATED ASSEMBLY MUST BE PROTECTED WITH AN APPROVED FIRE-STOP OR MEMBRANE PENETRATION SYSTEM. THE GENERAL CONTRACTOR WILL SUBMIT ALL FIRE-STOP ASSEMBLIES, TO INCLUDE TYPE OF PRODUCT, ASSEMBLY AND INSTALLATION DETAILS, TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. ALL NON RATED PARTITIONS MUST USE ACOUSTICAL SEALANT AT TOP AND BOTTOM TRACKS.
5. FIRE RESISTANCE RATING SIGNAGE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO AVE PROTECTED OPENINGS OR ENERATIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING.
 - a. SIGNS MUST INCLUDE LETTERING NOT LESS THAN 0.5 IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR WORDING.
 - b. SIGNS MUST BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING OR ATTIC SPACES.
 - c. SIGNS MUST BE REPEATED AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
6. FOR ALL PARTITION TYPES, WHERE WALL TILE IS THE SCHEDULED FINISH, PROVIDE AND INSTALL 5/8" CEMENTITIOUS TILE BACKER BOARD IN LIEU OF 5/8" GYPSEUM BOARD.
7. FOR PARTITIONS INDICATED TO RECEIVE SOUND ATTENUATION BLANKETS, EXTEND SOUND ATTENUATION BLANKETS TO FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. FLOOR TRACK TO BE SET IN A CONTINUOUS BED OF ACOUSTICAL SEALANT.
8. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SMOKE BARRIERS MUST EXTEND AND SEAL TO THE INSIDE FACE OF THE EXTERIOR SHEATHING, INCLUDING EXTENSIONS THROUGH SOFFITS.



NON RATED

 AS ABOVE WITH 2x4 WOOD STUDS ON FLAT @ 16" O.C.

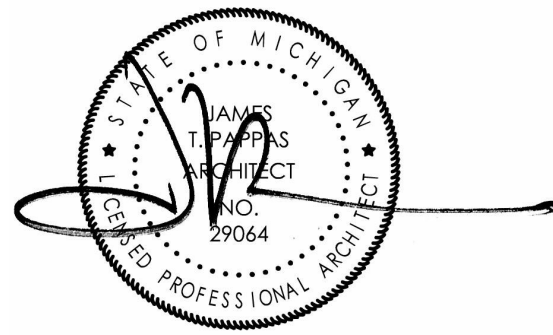
INTERIOR NON-RATED WALL

FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL



MICHIGAN

**RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE**

DETROIT

06.24.2025	BIDS
05.09.2025	PERMITS
DATE	ISSUE

KEY PLANS

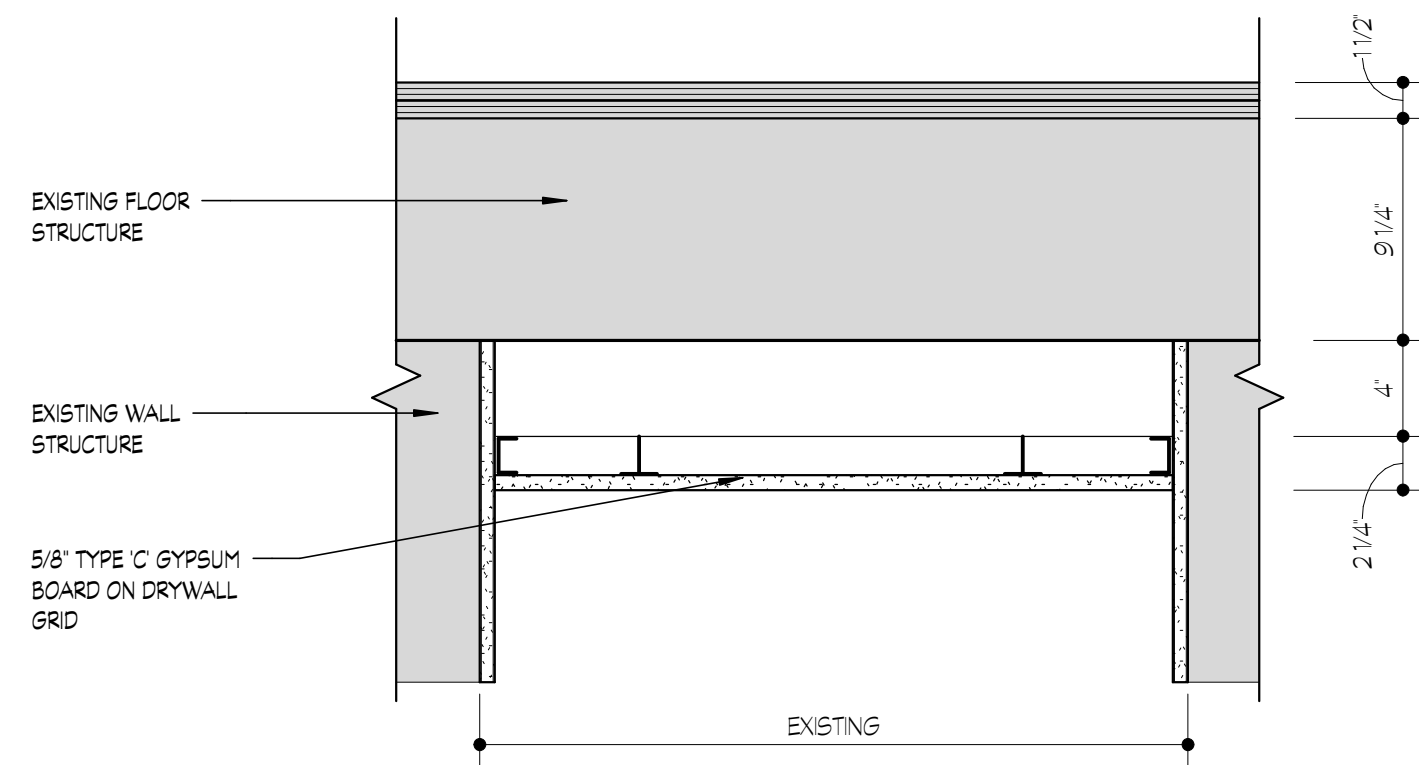
FSP PROJECT NO.
TRC22.066

DRAWING TITLE

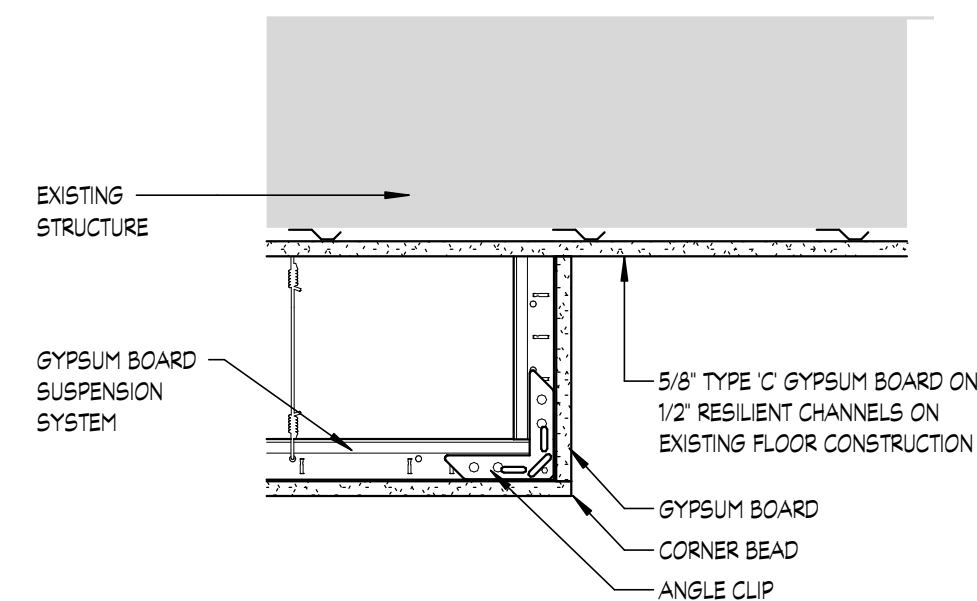
WALL TYPES

DRAWING NUMBER

A.722



3
A.801
DROPPED CEILING SECTION
SCALE: 1 1/2" = 1'-0"



2
A.801
CEILING SECTION
SCALE: 1 1/2" = 1'-0"

REFLECTED CEILING PLAN NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
2. ALL CEILING HEIGHTS ARE FINISH DIMENSIONS AND ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL CEILING PENETRATIONS OF FIRE PROTECTION HEADS, FIRE ALARM DEVICES, LIGHT FIXTURES, SPEAKERS, ETC. MUST BE CENTERED IN THE CEILING TILE.
4. PROVIDE AND INSTALL A FIRE RATED ENCLOSURE ABOVE ALL RECESSED LIGHT FIXTURES WHICH PENETRATE A RATED CEILING MEMBRANE.
5. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
6. COORDINATE CEILING SUSPENSION SYSTEM WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
7. PROVIDE AND INSTALL FIRE DAMPERS AT DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES. CEILING RADIATION DAMPERS ARE REQUIRED AT ALL DUCT/FAN PENETRATIONS OF THE FIRE RATED CEILINGS.

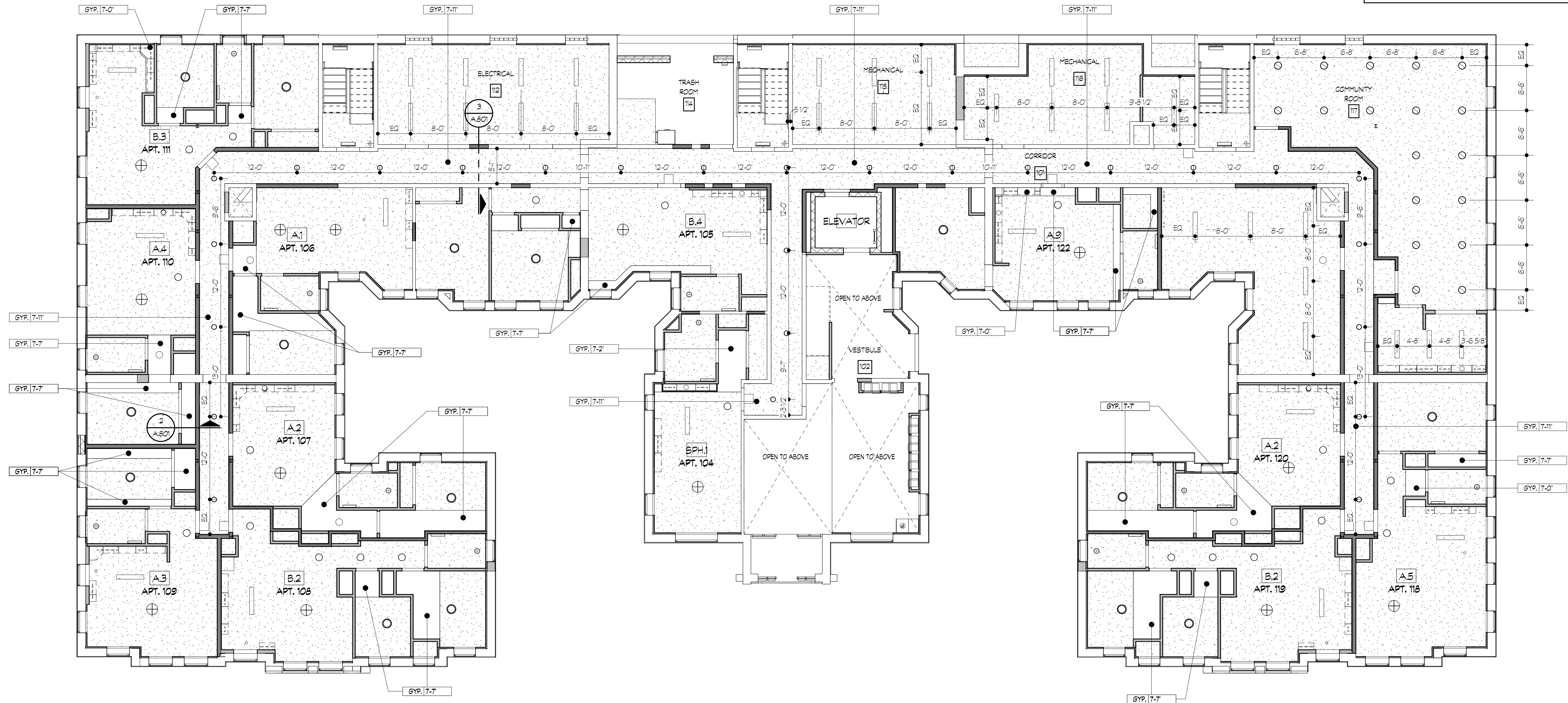
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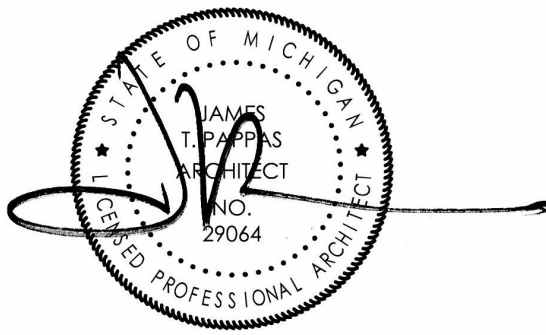
REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	STRIP LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE IN BEDROOM
	SURFACE MOUNTED LIGHT FIXTURE IN CORRIDORS
	SURFACE MOUNTED LIGHT FIXTURE AT ENTRY AND HALLWAYS
	SURFACE MOUNTED LIGHT FIXTURE IN LIVING ROOM
	WALL MOUNTED LIGHT FIXTURE OVER VANITY IN BATHROOMS
	UNDER CABINET LIGHT FIXTURE (TYPICAL AT KITCHEN)
	CHANDELIER
	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
	16" X 16" 1 HR FIRE RATED ACCESS PANEL

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

ALL CEILINGS TO BE 5/8" TYPE 'C' GYPSUM BOARD ON RESILIENT CHANNELS ON EXISTING FLOOR CONSTRUCTION.
ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE





RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE

06.24.2025 BIDS
05.09.2025 PERMITS
DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

SECOND FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.802

REFLECTED CEILING PLAN NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
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6. COORDINATE CEILING SUSPENSION SYSTEM WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
7. PROVIDE AND INSTALL FIRE DAMPERS AT DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES. CEILING RADIATION DAMPERS ARE REQUIRED AT ALL DUCT/FAN PENETRATIONS OF THE FIRE RATED CEILINGS.

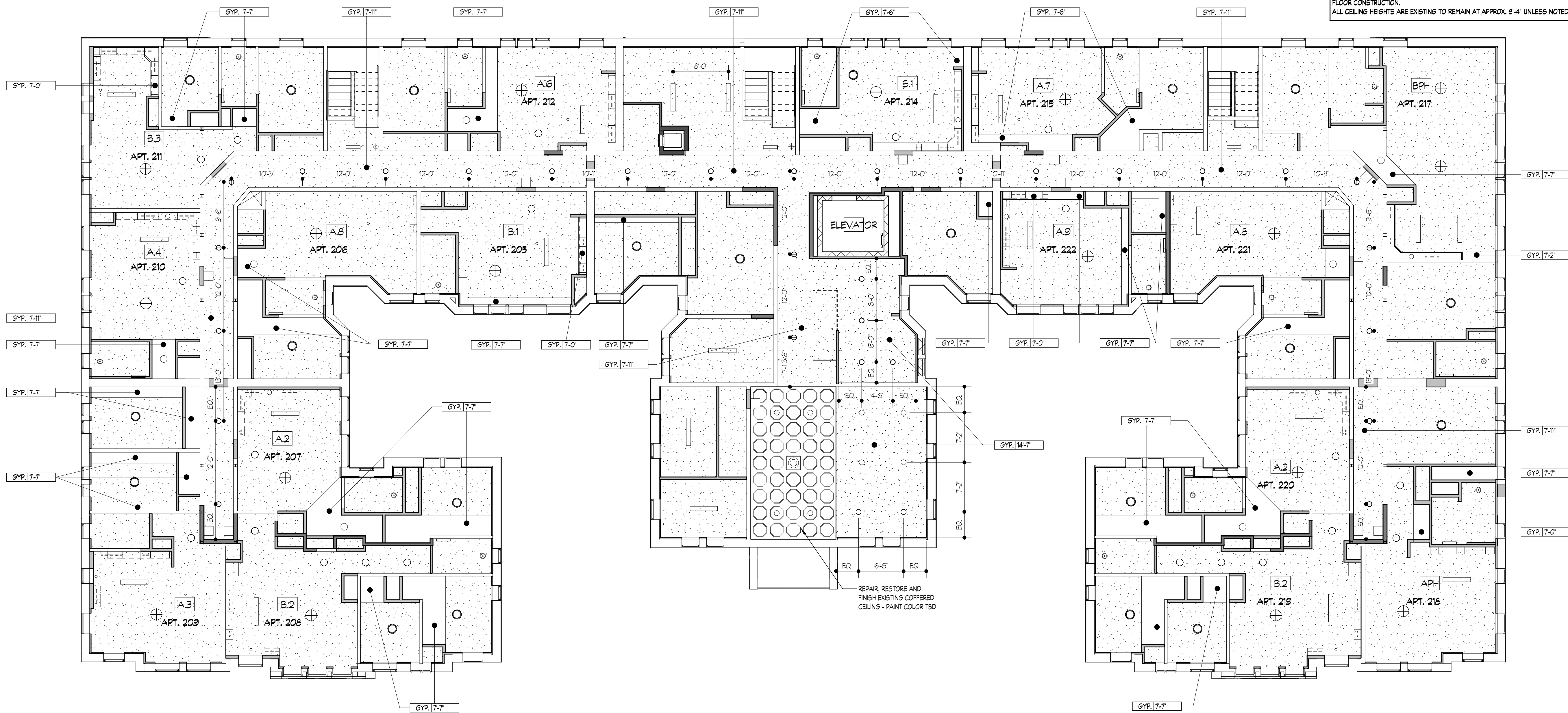
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REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	STRIP LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE IN BEDROOM
	SURFACE MOUNTED LIGHT FIXTURE IN CORRIDORS
	SURFACE MOUNTED LIGHT FIXTURE AT ENTRY AND HALLWAYS
	SURFACE MOUNTED LIGHT FIXTURE IN LIVING ROOM
	WALL MOUNTED LIGHT FIXTURE OVER VANITY IN BATHROOMS
	UNDER CABINET LIGHT FIXTURE (TYPICAL AT KITCHEN)
	CHANDELIER
	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
	16' X 16' 1 HR FIRE RATED ACCESS PANEL

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

ALL CEILINGS TO BE 5/8" TYPE 'C' GYPSUM BOARD ON RESILIENT CHANNELS ON EXISTING FLOOR CONSTRUCTION.
ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE



1 SECOND FLOOR REFLECTED CEILING PLAN
A.802 SCALE: 1/8" = 1'-0"



**RENOVATION OF
CABOT APARTMENTS
13725 DEXTER AVENUE**

06.24.2025	BIDS
05.09.2025	PERMITS
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.066

DRAWING TITLE

THIRD FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.803

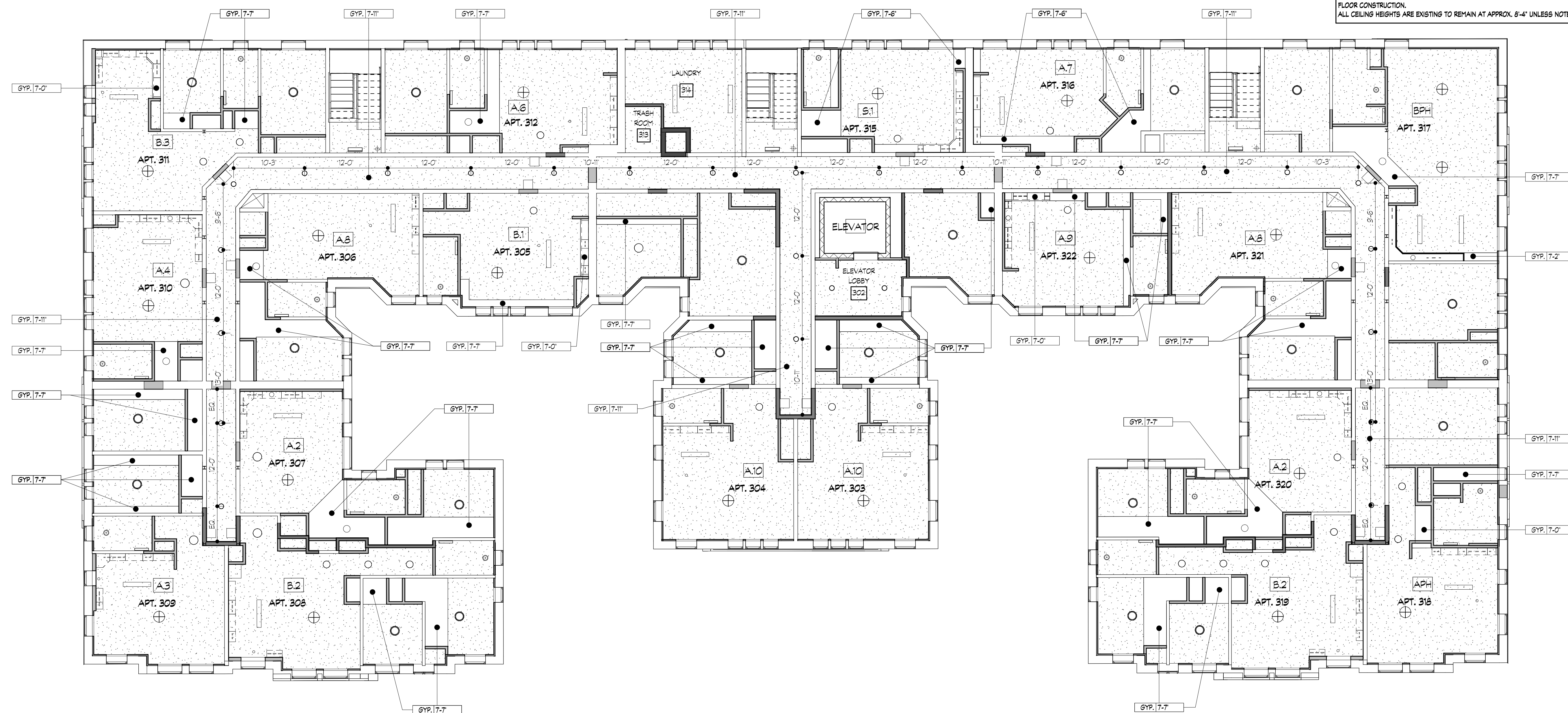
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7. PROVIDE AND INSTALL FIRE DAMPERS AT DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES. CEILING RADIATION DAMPERS ARE REQUIRED AT ALL DUCT/FAN PENETRATIONS OF THE FIRE RATED CEILING.

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	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
	16' X 16' 1 HR FIRE RATED ACCESS PANEL

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

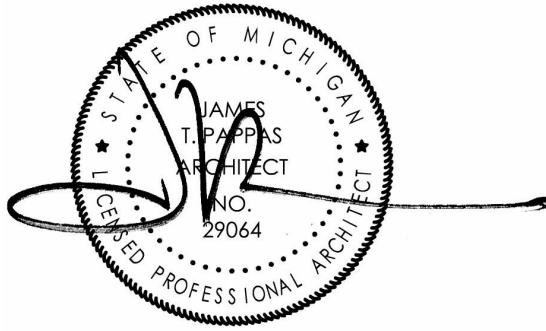
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ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE



1
A.803

THIRD FLOOR REFLECTED CEILING PLAN

SCALE: 1/8"=1'-0"



RENOVATION OF
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06.24.2025 BIDS
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DATE ISSUE

KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

FOURTH FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.804

REFLECTED CEILING PLAN NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
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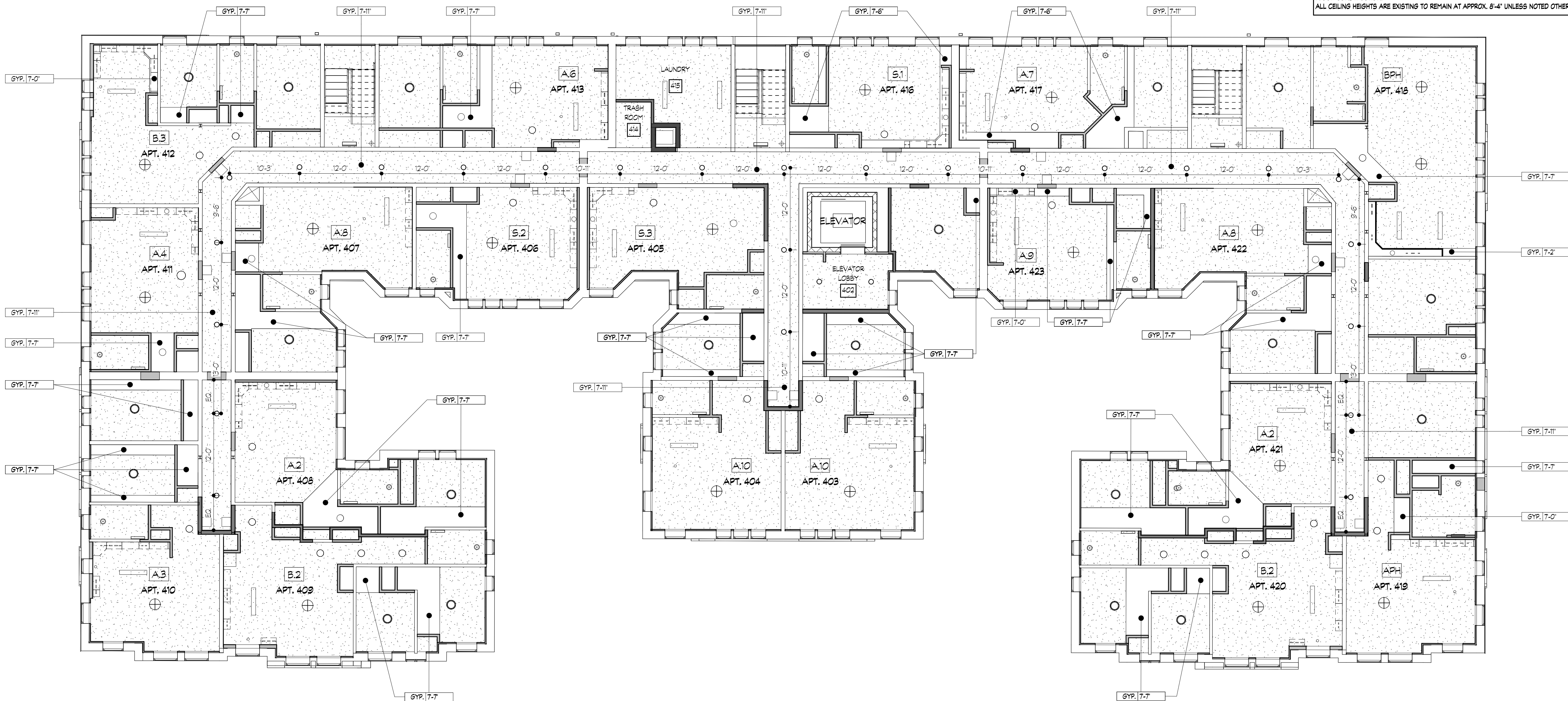
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REFLECTED CEILING PLAN SYMBOLS LEGEND

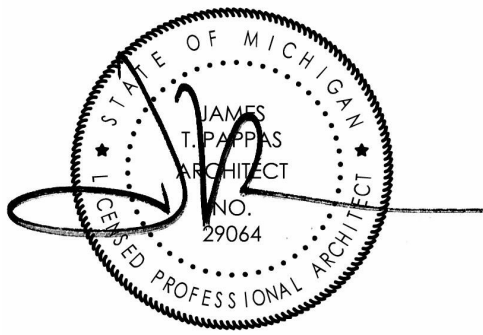
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	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
	16' X 16' 1 HR FIRE RATED ACCESS PANEL

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

ALL CEILINGS TO BE 5/8" TYPE 'C' GYPSUM BOARD ON RESILIENT CHANNELS ON EXISTING FLOOR CONSTRUCTION.
ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE



1
A.804
FOURTH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



RENOVATION OF
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KEY PLAN

FSP PROJECT NO.
TRC22.064

DRAWING TITLE

FIFTH FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.805

REFLECTED CEILING PLAN NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
2. ALL CEILING HEIGHTS ARE FINISH DIMENSIONS AND ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL CEILING PENETRATIONS OF FIRE PROTECTION HEADS, FIRE ALARM DEVICES, LIGHT FIXTURES, SPEAKERS, ETC. MUST BE CENTERED IN THE CEILING TILE.
4. PROVIDE AND INSTALL A FIRE RATED ENCLOSURE ABOVE ALL RECESSED LIGHT FIXTURES WHICH PENETRATE A RATED CEILING MEMBRANE.
5. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
6. COORDINATE CEILING SUSPENSION SYSTEM WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
7. PROVIDE AND INSTALL FIRE DAMPERS AT DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES. CEILING RADIATION DAMPERS ARE REQUIRED AT ALL DUCT/FAN PENETRATIONS OF THE FIRE RATED CEILINGS.

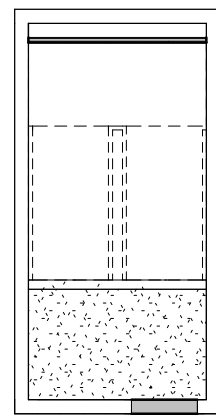
NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

REFLECTED CEILING PLAN SYMBOLS LEGEND

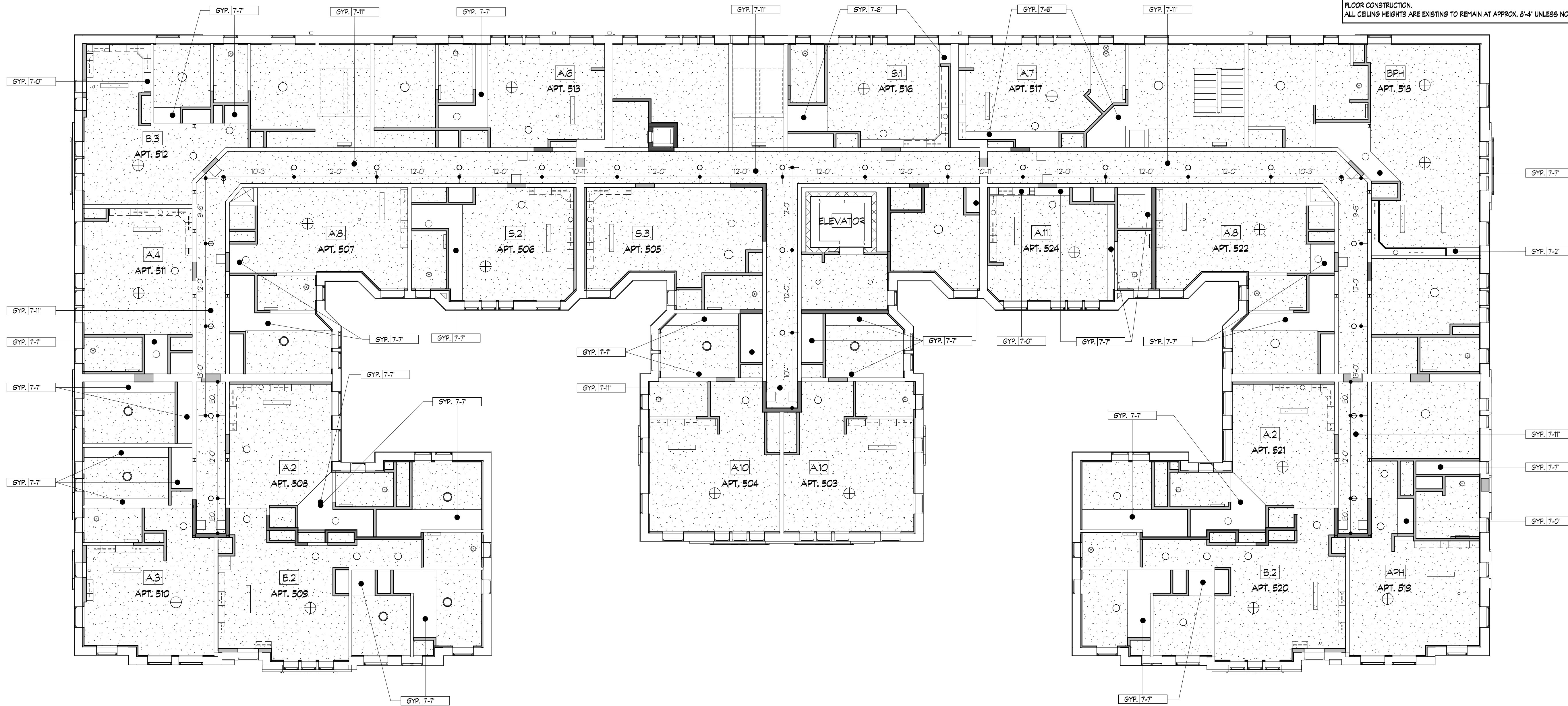
SYMBOL	DESCRIPTION
	STRIP LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE IN BEDROOM
	SURFACE MOUNTED LIGHT FIXTURE IN CORRIDORS
	SURFACE MOUNTED LIGHT FIXTURE AT ENTRY AND HALLWAYS
	SURFACE MOUNTED LIGHT FIXTURE IN LIVING ROOM
	WALL MOUNTED LIGHT FIXTURE OVER VANITY IN BATHROOMS
	UNDER CABINET LIGHT FIXTURE (TYPICAL AT KITCHEN)
	CHANDELIER
	WALL MOUNTED LIGHT FIXTURE AT STAIRWELLS
	SURFACE MOUNTED LIGHT FIXTURE WITH VENT IN BATHROOM
	SURFACE MOUNTED LIGHT FIXTURE IN COMMUNITY ROOM
	16' X 16' 1 HR FIRE RATED ACCESS PANEL

* FOR SIZES REFER TO ELECTRICAL DRAWINGS

ALL CEILINGS TO BE 5/8" TYPE 'C' GYPSUM BOARD ON RESILIENT CHANNELS ON EXISTING FLOOR CONSTRUCTION.
ALL CEILING HEIGHTS ARE EXISTING TO REMAIN AT APPROX. 8'-4" UNLESS NOTED OTHERWISE



2
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ROOF REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



1
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FIFTH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"